



Dominion Road, Bristol, BS16 3EP

- GROUND FLOOR FLAT
- TWO BEDROOMS
- LOUNGE/DINER
- KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARDEN
- AVAILABLE NOW
- EPC - C

Positioned on Dominion Road in the vibrant city of Bristol, this ground floor flat offers a blend of comfort and convenience. With two bedrooms, this property is perfect for individuals, couples, or small families seeking a welcoming home with a garden.

As you enter, you are greeted by a spacious lounge that features patio doors leading directly to a private garden, providing an ideal space for relaxation or entertaining guests.

The flat boasts a functional kitchen equipped with a range of wall and base units and a built in oven, hob and extractor. There is a washing machine available on a non repair and non replacement basis if needed, plus space for a tall fridge freezer.

Bedroom one is located to the front of the property with a traditional bay window and built in cupboard with hanging rail whilst bedroom two is a smaller single size room suited as a study or infants bedroom.

The bathroom is fitted with a three piece suite with a shower over the bath.

Dominion Road offers ease of access to Fishponds and Eastville where you will find a selection of local shops and larger supermarkets. There are excellent transport links from Fishponds Road by car or bus, plus the Bristol/Bath cycle path is also nearby.

AVAILABLE NOW
UNFURNISHED
EPC - C
COUNCIL TAX - A
HOLDING DEPOSIT - £300.00

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	













