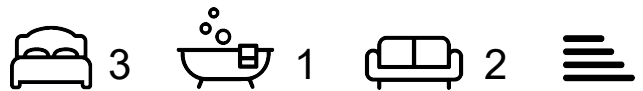




## 15 Balaclava Road

Bristol, BS16 3LJ

Guide Price £250,000

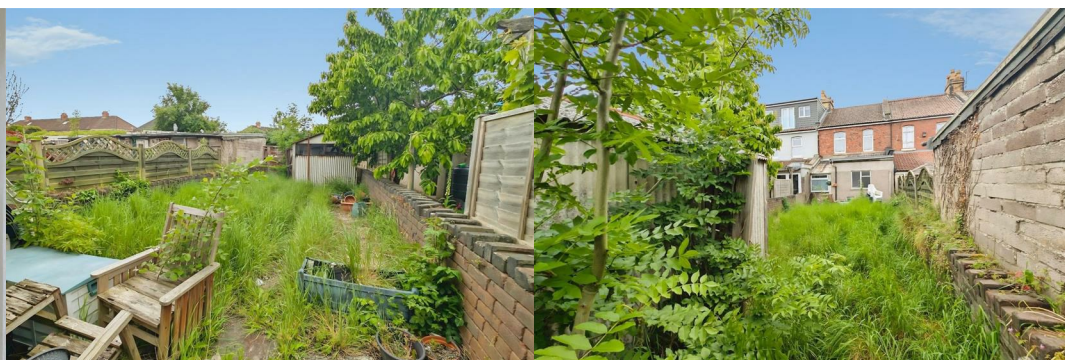
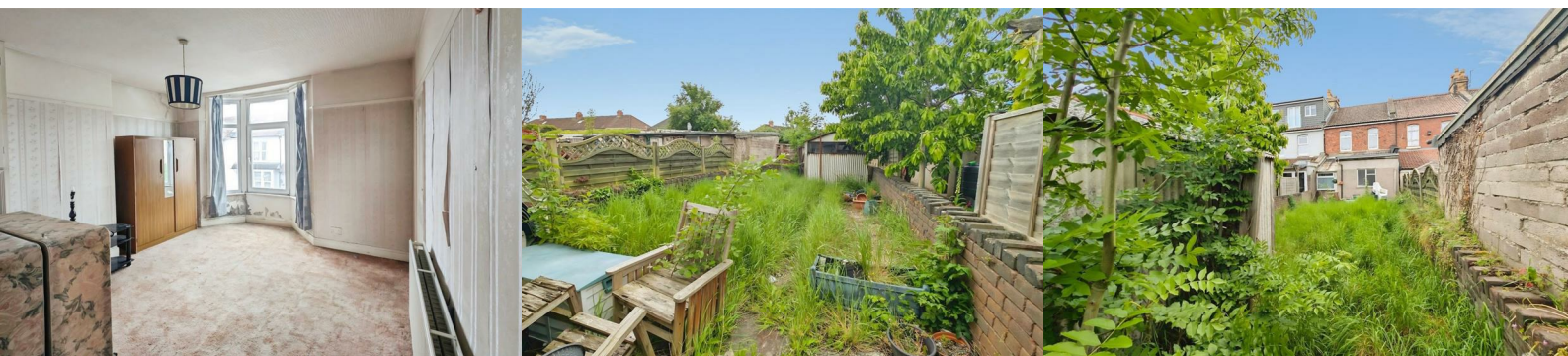


Nestled on Balaclava Road in the vibrant city of Bristol, this impressive mid-terraced house, dating back to the early 1900s, presents a remarkable opportunity for those seeking a project with significant potential. Boasting three spacious bedrooms and two reception rooms, this property is perfect for contractors, builders, and buy-to-let investors, as well as ambitious DIY enthusiasts looking to create their dream home.

ALL BUYERS ARE INVITED to present a 'Best and Final' offer for this property to reach us no later than 12 noon on Monday 15th June 2026, with all supporting information by email. Please address all email correspondence to: [mark.symonds@hunters.com](mailto:mark.symonds@hunters.com). A decision will be reached soon after the deadline and all prospective buyers will be notified accordingly.

The house requires complete modernisation and refurbishment, allowing you to tailor the space to your personal taste and requirements. With a large rear garden, complete with a dilapidated garage, there is ample outdoor space to enhance and transform. The property is realistically priced to attract early interest, making it an enticing prospect for those eager to invest in a home with character and charm.

Situated on a no-through road, this residence benefits from good links to open green spaces and the Bristol/Bath cycle path, perfect for leisurely strolls or cycling adventures. The property is vacant and must be sold,



Ground Floor  
Hardwood entrance door into...

Hall  
Staircase to first floor with useful recess beneath, electric fuses, radiator, period ceiling cloving.

Lounge 14'0" x 10'4" (4.29m x 3.15m )  
Maximum overall into a UPVC double glazed bay window, picture rail, period ceiling coving and rose, radiator.

Dining/Second Sitting Room 16'2" x 11'10" (4.93m x 3.61m )  
Fitted Baxi Bermuda gas fire with back boiler for domestic hot water and central heating (not tested) picture rail, door into kitchen and separate double doors into lean to store.

Lean To Store 8'10" x 6'10" (2.69m x 2.08m)  
Multi pane door onto rear garden.

Kitchen 8'5" x 8'10" (2.57m x 2.70)  
Fitted with a range of timber fronted drawer storage cupboards, single drainer stainless steel sink units, space for cooker and fridge, splashback tiling, built in larder, radiator, door into...

Rear Lobby  
Built in cupboard, half glazed door to exterior, sliding door into...

Shower Room 8'2" x 5'6" (2.51m x 1.68m )  
Tiled wall and floor, white low level WC and pedestal wash basin, frosted glazed window to rear, radiator, fitted Mira shower unit over shower tray.

First Floor Landing  
Access to roof space.

Bedroom 1 14'0" x 13'0" (4.29m x 3.97m )  
Maximum overall into a UPVC double glazed bay window, radiator, airing cupboard with hot water cylinder, picture rail, built in wardrobe.

Bedroom 2 11'11" x 9'9" (3.64m x 2.99m )  
UPVC double glazed window to rear overlooking the rear garden, radiator, picture rail.

Bedroom 3 8'7" x 5'11" (2.62m x 1.81m )  
Secondary access to roof space, radiator, picture rail, UPVC double glazed window to rear overlooking the rear garden.

Exterior

Garden  
Arranged principally to the rear of the garden requiring general landscaping and cultivation extending approximately 35ft in length.

Garage  
Located within the rear garden boundary (4.86m x 2.39) with asbestos framed sides and roof. Double timber entrance doors opening onto a rear service lane.

AML (Anti money laundering)  
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

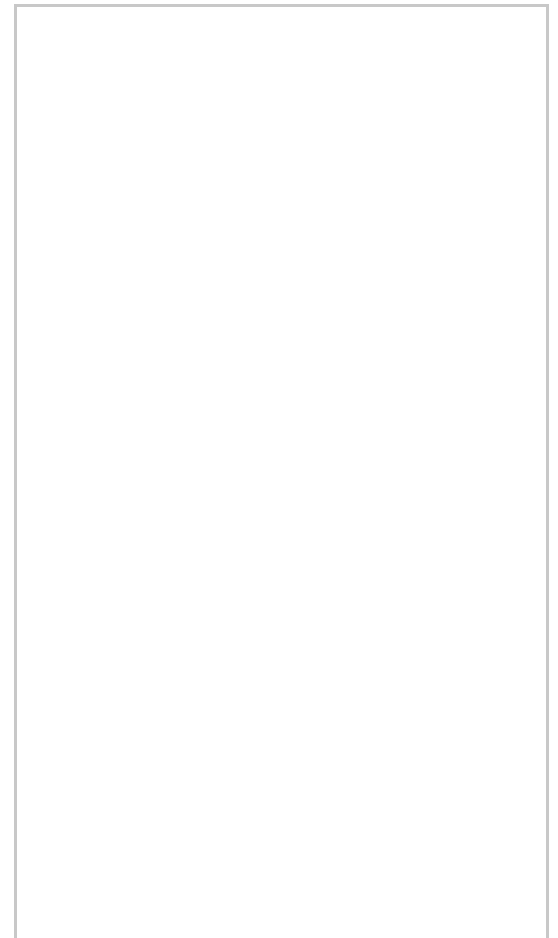
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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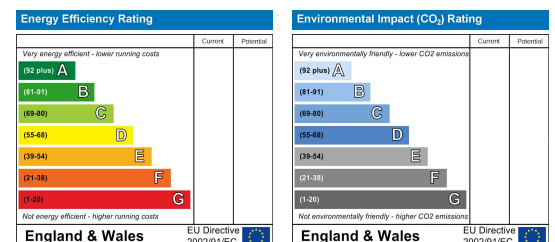
## Area Map



## Floor Plans



## Energy Efficiency Graph



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