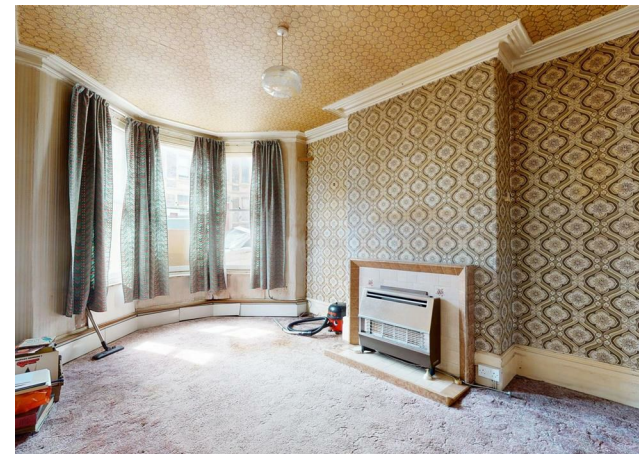




145 Somerset Road, Bristol, BS4 2JA

O.I.R.O £425,000

Located on the sought-after Somerset Road, this three-bedroom period property offers a fantastic opportunity for those looking to create a bespoke home. Requiring complete refurbishment throughout, the property boasts generous accommodation arranged over three floors.

The hall floor features a charming bay-fronted sitting room and a spacious kitchen/dining room, ideal for modern family living. On the first floor, you'll find three bedrooms and a WC, while the lower ground floor offers a bathroom, utility area, and access to a large basement, which holds excellent potential for conversion (subject to the necessary local authority consents).

Externally, the property benefits from a good-sized rear garden, providing a private outdoor space with plenty of scope for landscaping or extension, subject to planning.

This is a rare opportunity to acquire a characterful home in a prime location, with plenty of potential to add value.

Conveniently located within a short walk of Wells Road where you will find an abundance of local amenities including Fox and West Deli, Acapella, Southside Bar and Bruhaha Bar serving local craft beers, and on the door step of the beautiful Arnos Court Park and Arnos Vale Cemetery which is a site of culture, history and nature, with 45 acres of green space within the heart of Bristol. There is a choice of great parks on your doorstep providing a great escape from the hustle & bustle of the city and the highly regarded Knowle Pub is a short walk away, a popular community hub for friends & neighbours to get together for a Sunday Lunch.

- 3D INTERACTIVE TOUR
- Period Terrace Home
- Sitting Room & Kitchen / Dining Room
- Basement Rooms with Potential to Convert Subject to Local Authority Consent
- Good Size Rear Garden
- In Need of Complete Refurbishment
- Three Bedrooms
- Utility & Bathroom
- Accommodation Arranged Over Three Floors
- Energy Rating - E

Living Room 15'6" into bay x 10'9" into recess (4.73 into bay x 3.28 into recess)

Kitchen/Diner 15'2" max x 12'8" (4.63 max x 3.88)

Bathroom

Bedroom One 15'1" into bay x 10'7" max (4.60 into bay x 3.24 max)

Bedroom Three 9'8" x 6'2" (2.95 x 1.88)

Bedroom Two 12'8" into recess x 9'10" (3.87 into recess x 3.02)

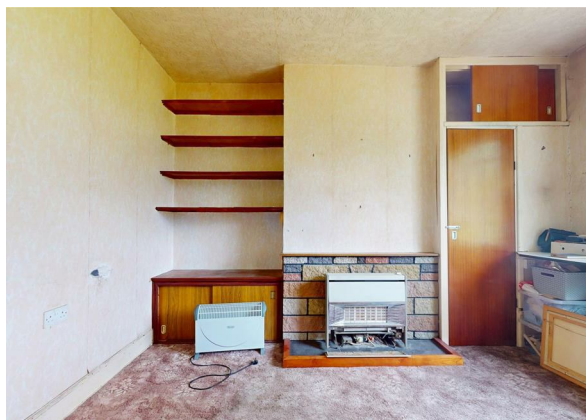
Upstairs W/C 6'9" x 5'6" (2.07 x 1.68)

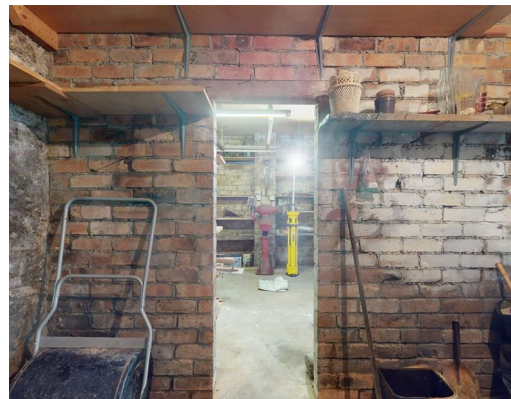
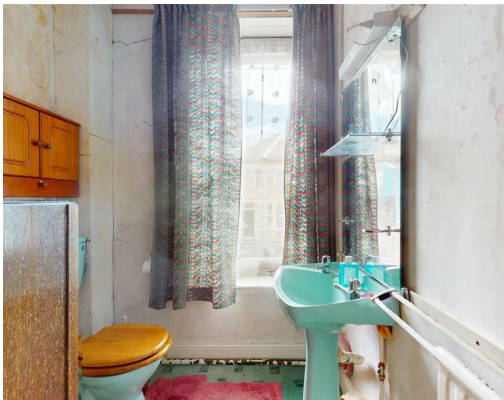
Basement Room One 14'9" into bay x 9'8" max (4.51 into bay x 2.97 max)

Basement Room Two 12'3" x 5'9" (3.75 x 1.76)

Tenure - Freehold

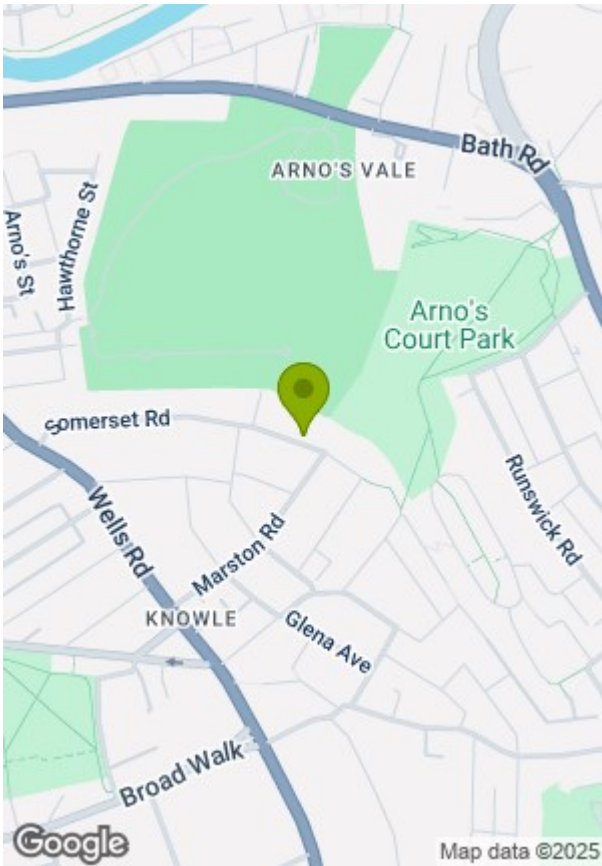
Council Tax Band - B







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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	52		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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