



Sydenham Road, Bristol

O.I.R.O £375,000



- **3D VIRTUAL TOUR**
- **Two Double Bedrooms**
- **Separate Dining Room**
- **South Facing Rear Garden**
- **Close to Hillcrest Primary School**
- **Period Terrace Home**
- **Sitting Room**
- **Upstairs Bathroom**
- **Close to Arnos Vale Cemetery**
- **Energy Rating - D**

Arnos Vale Cemetery is only a short walk away from this Victorian Terrace home, so is Broad Walk shopping centre and the bus stops which take you directly to and from Bristol City Centre & Temple Meads. The independent amenities of the Wells Road are also a walkable distance, as well as Redcatch Park, Perrett's Park and Victoria Park.

A Victorian terrace home situated close to Hillcrest Primary School with accommodation arranged over two floors and comprising an entrance hall, a sitting room with fireplace, a separate dining room, and a kitchen. On the first floor there are two double bedrooms and a bathroom. Outside there is a low level wall enclosed front garden and a pretty, southerly aspect, enclosed rear garden ideal for summer barbecues.

This property is offered with **NO ONWARD CHAIN** and would make the ideal first time purchase or buy to let investment. An early appointment to view is thoroughly recommended to avoid disappointment.

Lounge 11'11" x 11'5" (chimney recess) (3.64 x 3.50 (chimney recess))

Dining Room 12'9" x 9'7" (chimney recess) (3.89m x 2.92m (chimney recess))

Kitchen 8'6" x 6'9" (2.61 x 2.07)

Bedroom One 15'3" x 11'10" (4.67 x 3.63)

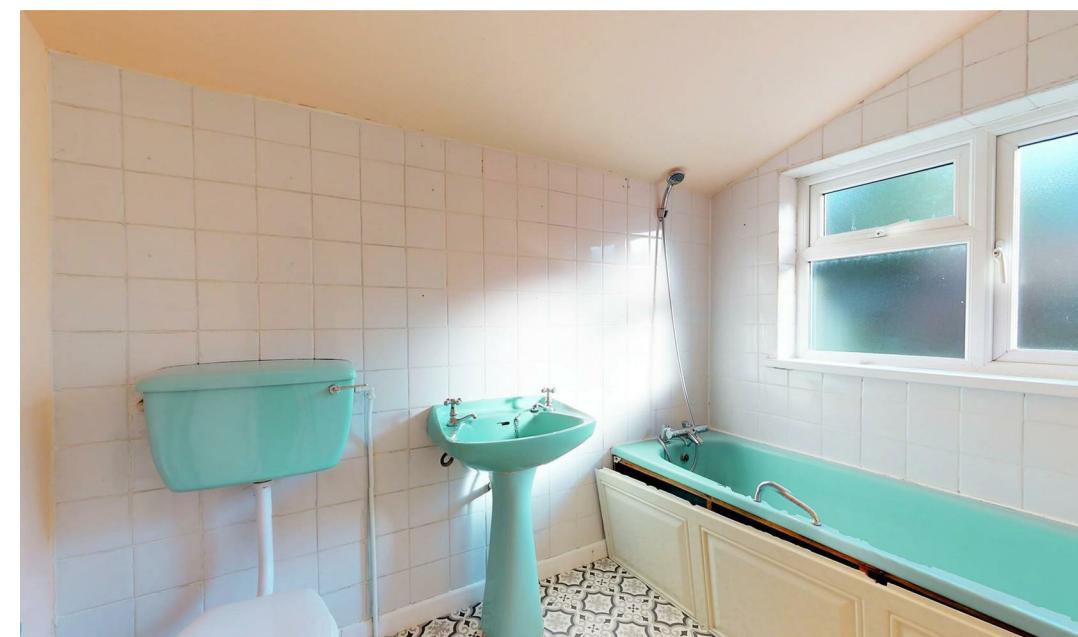
Bedroom Two 12'10" x 9'9" (3.92 x 2.98)

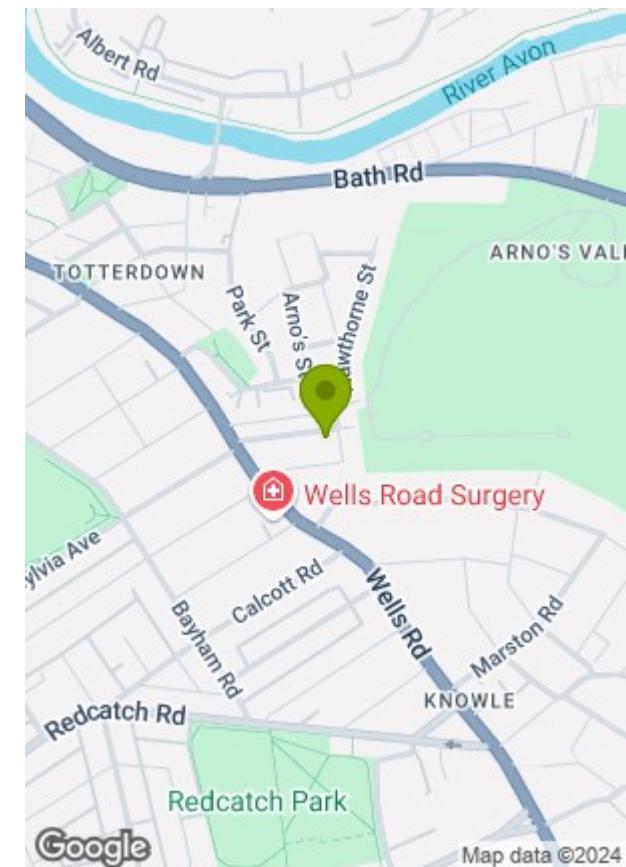
Bathroom 8'5" x 6'9" (2.59 x 2.06)

Council Tax Band - B

Tenure - Freehold







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B	89	
(81-91) B	C	66	
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive 2002/91/EC

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