



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)

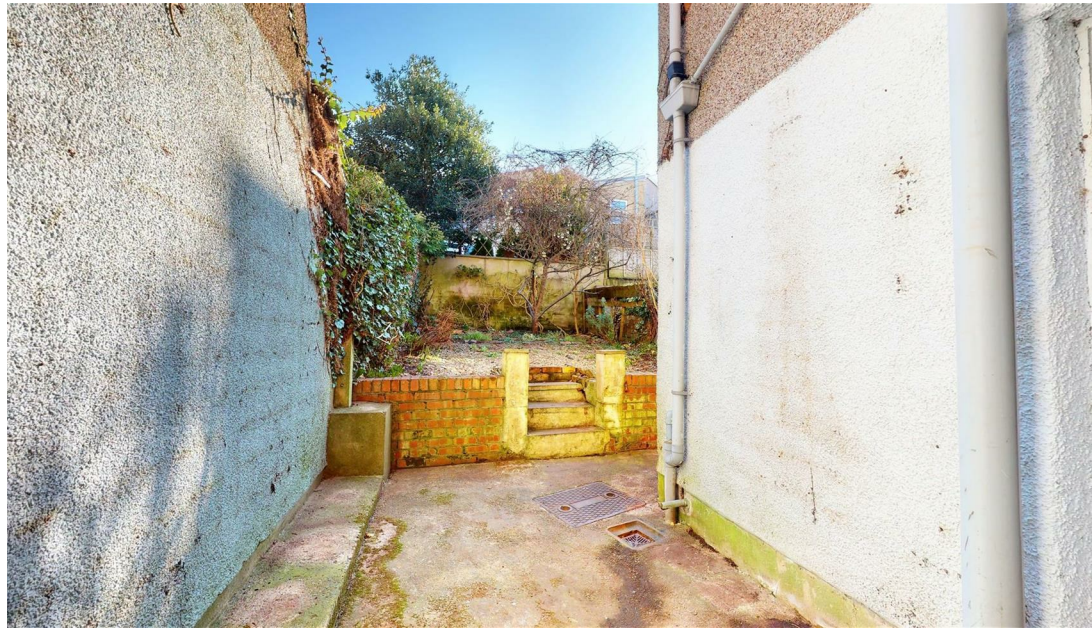
Bedroom Two 12'10" x 9'9" (3.92 x 2.98)

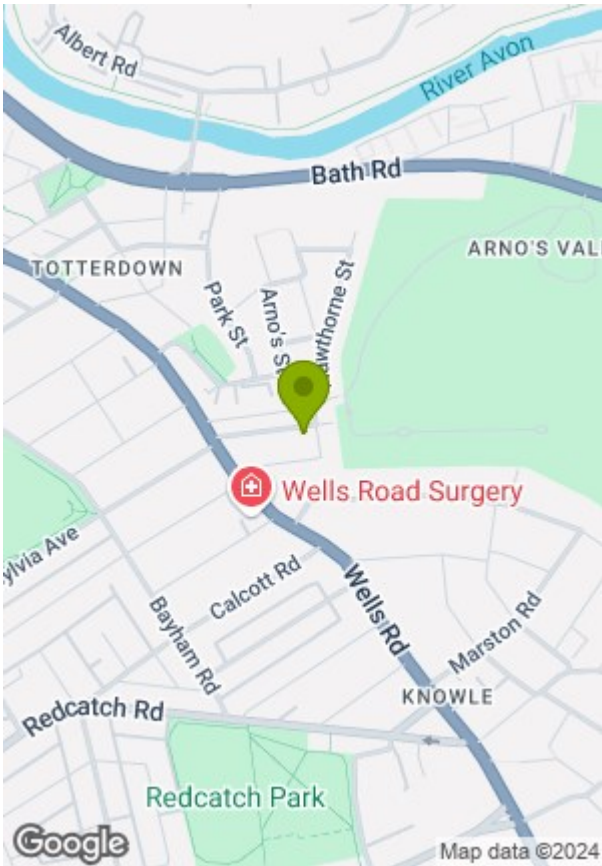
Bathroom 8'5" x 6'9" (2.59 x 2.06)

Council Tax Band - B

Tenure - Freehold







Energy Efficiency Rating			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		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(55-68) D		
(39-54) E			(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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