



Ernestville Road  
Bristol  
BS16

Offers In Excess Of £320,000

bettermove



# Ernestville Road

## Bristol

Bettermove are proud to present this 3 bedroom terraced house in Bristol, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing and gas central heating throughout, with on street parking available.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of three good sized bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular city of Bristol, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found from Stapleton Road Railway Station, a variety of local bus routes, and quick access to the M32 and M4.

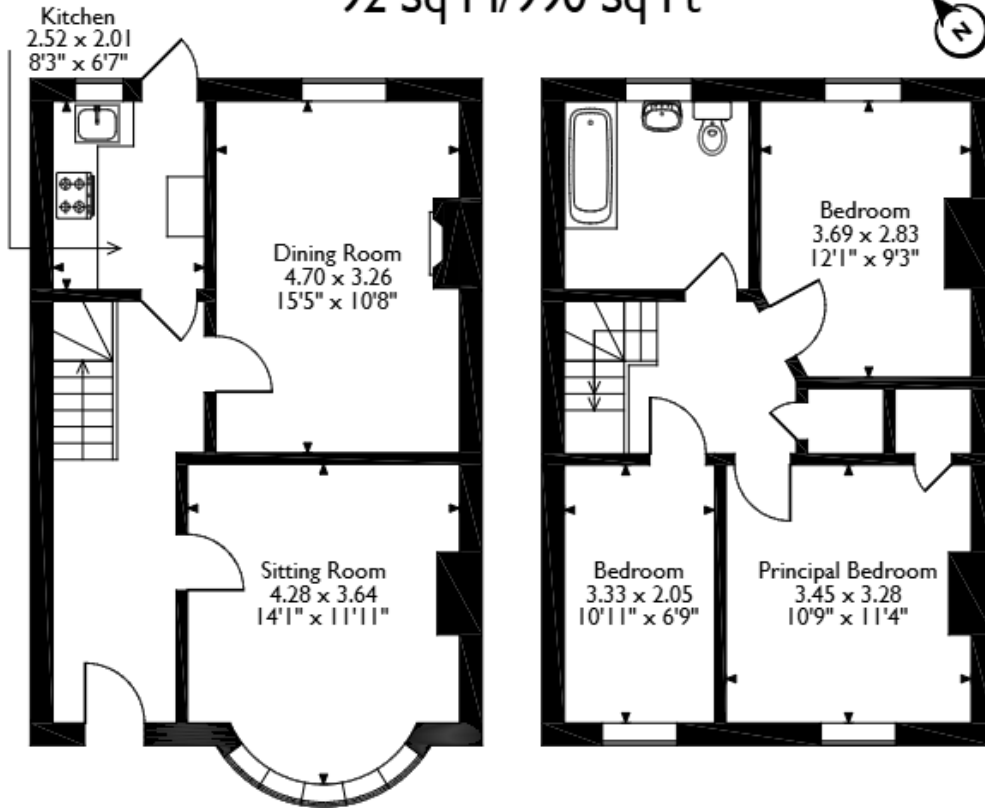
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



# Ernestville Road, Bristol

## Approximate Gross Internal Area

### 92 Sq M/990 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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