



**SARAH CLARK**  
PROPERTY CONSULTANTS

12 |  
BROOKFIELD AVENUE, BRISTOL, BS7 8BP

This is a great opportunity to put your stamp on this house which has great potential and is set in the very popular area of Bishopston close to all the amenities on Gloucester Road.

This three bedroom house has great sized living accommodation with three reception rooms and a good sized kitchen. Upstairs on the first floor are three double bedrooms and a bathroom. On the second floor there is a good sized loft room. Just be aware the loft space is not classed as a bedroom as it is accessed by very narrow steps.

The property is in need of updating but has double glazing throughout and a Worcester boiler. It also has some great features including some decorative fireplaces and cornice.

Outside to the front is a small garden and to the rear is a private garden which is paved and has a pond.

The house is in a great location within walking distance to all the amenities on Gloucester Road which has a huge array of independent shops, cafes, restaurants and bars and great transport links.

Freehold  
Council Tax = D  
EPC = D



## Features

- Three Double Bedrooms
- Additional Loft Room
- Three Reception Rooms
- Large Kitchen
- Double Glazed Throughout
- Private Rear Garden
- Excellent Location
- Close to Gloucester Road



**TENURE**  
FREEHOLD

**SERVICES**

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**LOCAL AUTHORITY**

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All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

  

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.