



**Berwick Road  
Bristol  
BS5**

**Offers in Excess of £281,000**

**bettermove** 

# Berwick Road Bristol

Bettermove are proud to present this 2 bedroom terraced house in Bristol.

The property benefits from new double glazing, and gas central heating throughout, with off street parking available.

The council tax band is A.

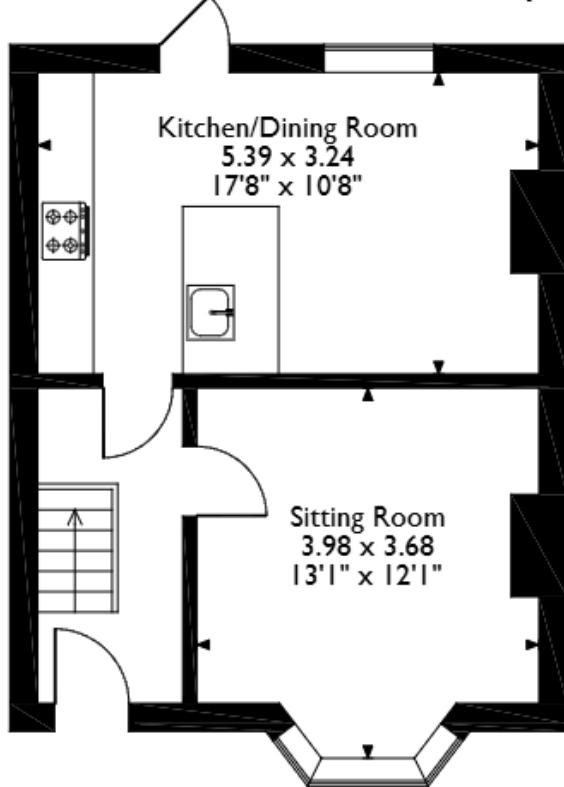
The interior of this well presented property comprises a spacious living room, and fitted kitchen/dining area on the ground floor. The first floor consists of two generously sized double bedrooms, alongside the shower room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular city of Bristol, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Stapleton Road Train Station, located just a three minute walk away, a variety of local bus routes, and quick access to the M32.

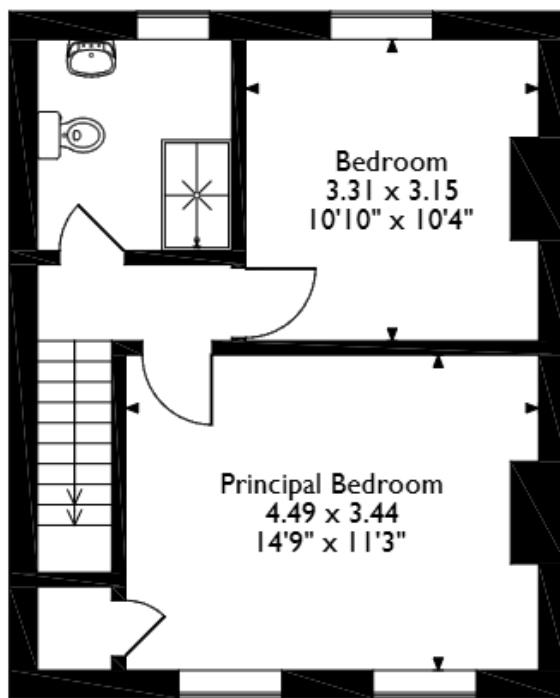
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Berwick Road, Bristol  
Approximate Gross Internal Area  
74 Sq M/796 Sq Ft



**Ground Floor**



**First Floor**

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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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