



**35 Balaclava Road
Bristol
BS16 3LJ**

Offers in Excess of £280,000

bettermove

Balaclava Road

Bristol

Bettermove are proud to present this 2 bedroom Terraced House in Bristol available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is B.

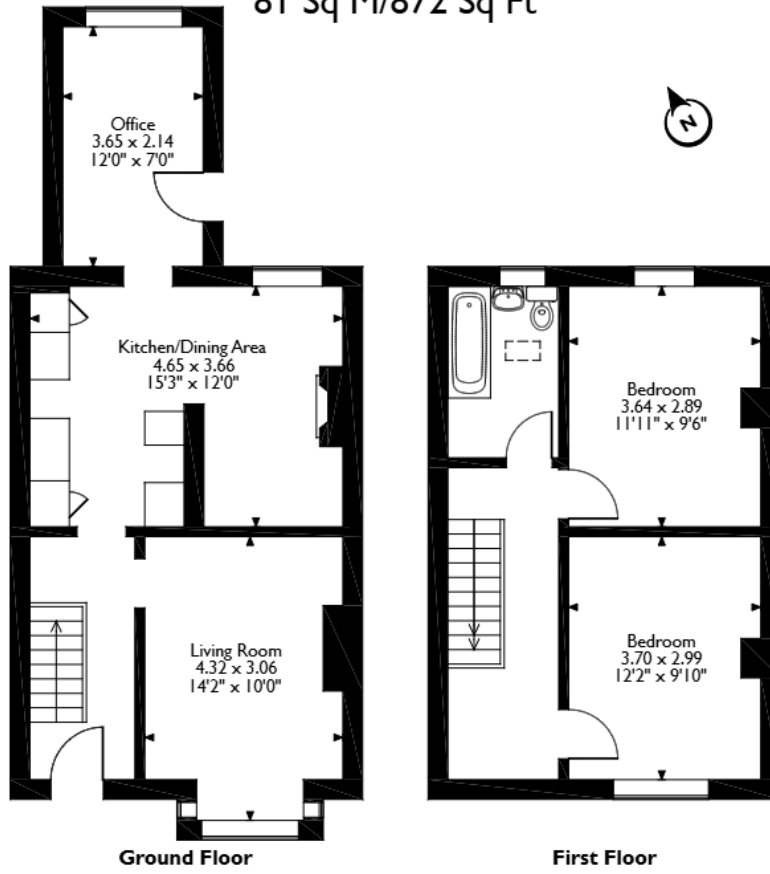
The interior of this property comprises a spacious living room, kitchen/ dining room and an office room on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior of the property benefits from a private rear garden, perfect for enjoying the summer months.

Located in the popular residential area 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, the M5 & M4 and Many local bus routes.


This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Balaclava Road, Bristol
 Approximate Gross Internal Area
 81 Sq M/872 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk