

10 THE BERRIES
FISHPONDS
BRISTOL
BS16 2JZ
£400,000



GREGORYS
ESTATE AGENTS

Constructed by Messrs 'Linden Homes', circa 2019 and situated on the former Blackberry Hill Hospital, can be found this smart, end of terrace property. This modern development is popular with young professionals and families alike, with an array of facilities and highly regarded schools within easy reach. If the more peaceful lifestyle is needed, then the beautiful countryside walks of Snuff Mills and Oldfield Park Estate can be found only a short distance away.

This modern home, can be found over two floors and is presented to an excellent decorative standard throughout. Entrance is via welcoming entrance hallway, with stairs leading to the first floor can access to the ground floor cloakroom. A handy storage cupboard, perfect for coats and shoes benefit. The remaining ground floor accommodation has an open plan feel, with a modern fitted kitchen, placed overlooking the front aspect and complete with a range of modern fitted units. The dining area leads through to the lounge, a lovely generous room with 'French' doors leading to the rear garden. Appointed to the first floor can be found three bedrooms, the principle bedroom benefitting an en-suite shower room. The main bathroom comprises a modern three piece white suite.

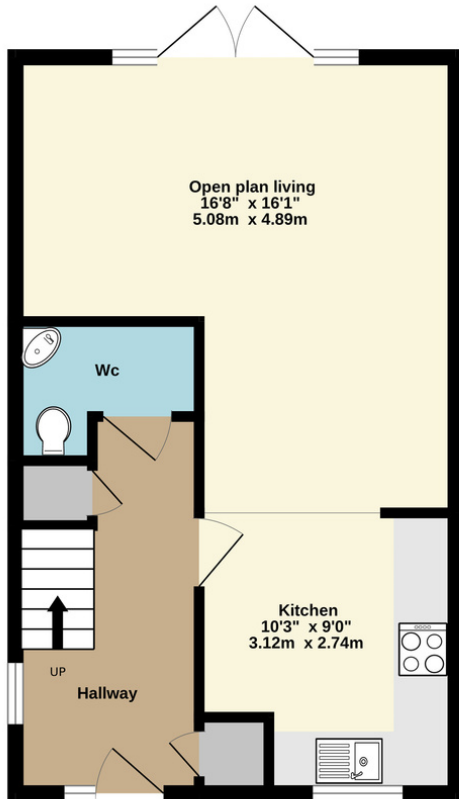
Due to its end of terrace status, side pedestrian access is available to the rear garden, of which has been upgraded since its original build. Raised planters and composite decking now compliment the lawned area, of which is all enclosed by a boundary wall, offering the sought after privacy. Allocated parking for two cars can be found to the side aspect, with many on street visitor spaces readily available.

Furthermore the property benefits fully owned solar panels, discreetly placed to the rear aspect, allowing for a reduction in utility bills. With the current seller already having their onward purchase secure, which is a no chain property, a genuine and efficient sale is available.

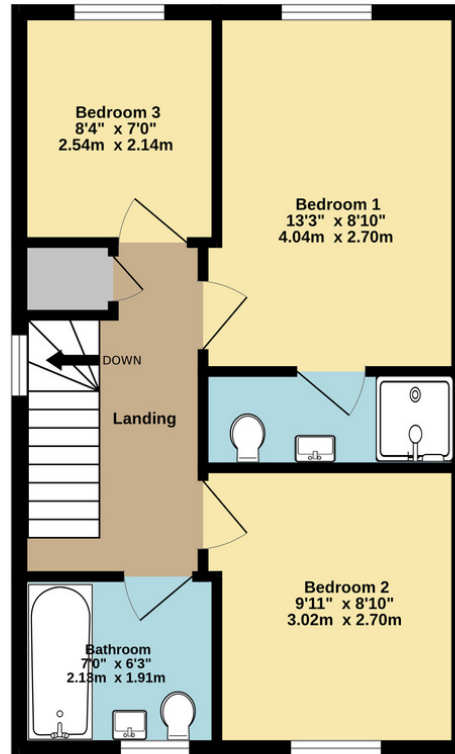




Ground Floor
434 sq.ft. (40.4 sq.m.) approx.



1st Floor
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

10, The Berries Fishponds BRISTOL BS16 2JZ	Energy rating	Valid until:	27 November 2029
	B	Certificate number:	8391-7039-6809-8368-1922

Property type	End-terrace house
Total floor area	84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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