



cj HOLE
est. 1867

4 CAINE ROAD, BRISTOL, BS7 0JB

£375,000

**SITUATED IN A GREAT LOCATION CLOSE TO HORFIELD
COMMON WITH TRANSPORT LINKS EASILY ACCESSIBLE
COMES A THREE BEDROOM TERRACE HOME READY FOR
SOMEONE TO MAKE THEIR OWN. SOLD WITH NO ONWARD
CHAIN.**

Ideally positioned moments from the ever-popular Gloucester Road, as well as Horfield Common and Horfield Leisure Centre, this attractive home is also conveniently located for major employers including Airbus, the MOD, the University of the West of England and Southmead Hospital. Excellent rail and bus links provide easy access to the city centre and beyond.

Upon entering, you are welcomed by a central hallway leading through the ground floor accommodation. To the front is a charming bay-fronted living room, while to the rear a second

reception room enjoys sliding doors opening onto the garden, creating an ideal space for both everyday living and entertaining. The kitchen completes the ground floor.

Upstairs, the property offers two generous double bedrooms, a third single bedroom and a family bathroom fitted with a three-piece suite and shower over the bath.

Outside, the rear garden provides a lovely setting for relaxing or entertaining during the warmer months. Requiring some updating, this is a home of clear promise and considerable potential, offering an excellent opportunity for a buyer to create something truly special in a highly sought-after location.

Early viewing is strongly recommended.

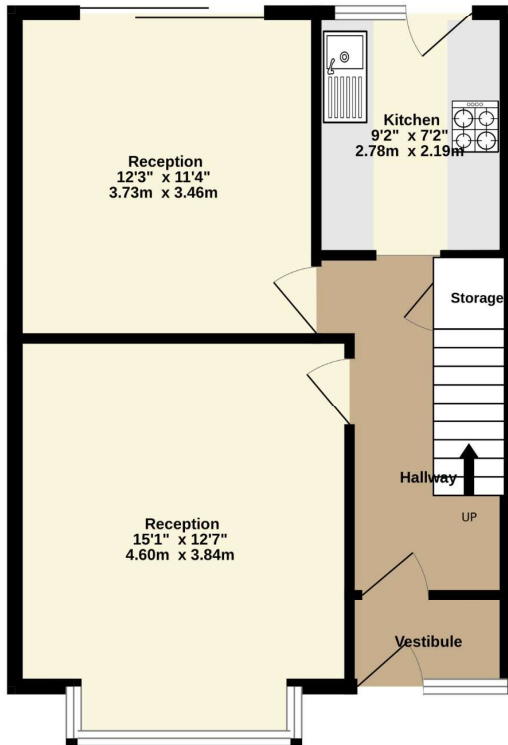
PLEASE NOTE: Should you wish to proceed with an offer on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

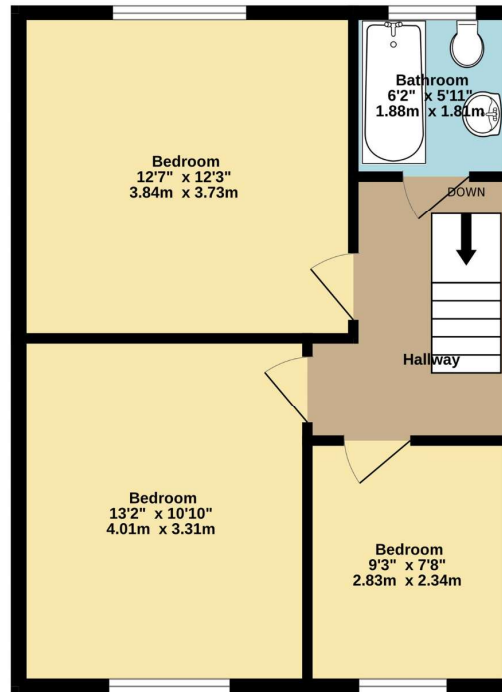




Ground Floor
487 sq.ft. (45.2 sq.m.) approx.



1st Floor
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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EXCELLENCE



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