



30 BIBURY CRESCENT,
HENLEAZE, BS9 4PW

GOODMAN
& LILLEY



EXCELLENTLY LOCATED ON BIBURY CRESCENT, THIS PROPERTY IS A FANTASTIC OPPORTUNITY TO PURCHASE AN EXTENDED FOUR BEDROOM HOUSE IN NEED OF MODERNISATION WITH A VERY LARGE PLOT WHICH COULD EITHER BE A LARGE GARDEN FOR THE HOUSE OR A POTENTIAL BUILDING PLOT (SUBJECT TO PLANNING).

Location

Henleaze is a highly desirable and sought after area close to the wide range of amenities on Henleaze Road and Westbury on Trym village. There are coffee shops, a Waitrose supermarket and a cinema. Within proximity are a host of schools both primary and secondary, state and independent. There is easy access to the M4/M5 motorway networks and public transport runs nearby to Bristol's City Centre and the regional shopping centre at Cribbs Causeway.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

Entering through a front porch there is an generous entrance hall with original wood panelling and art deco stain glass windows. The first reception is to your left and is a spacious room with bay window and fireplace. The second is behind and also has a fireplace, picture rails, window and a glazed door to the garden. The kitchen needs to be fully redone and leads through to a side door to the driveway and on to the rear extension. to the rear there is a third reception room with windows and a glazed door out to the rea garden.

First Floor

On the first floor there are four double bedrooms, the main bedroom at the front having the benefit of a bay window. The bathroom again is in need of a full refitted.

Outside

Gardens

Externally the property has gardens to the front and rear, with the rear measuring around over 100 feet. There is a detached garage to the side of the house with driveway parking. The garden is very private and is mostly laid to lawn with mature beds and plants.

The rear garden has possible potential to be a building plot as it is large.

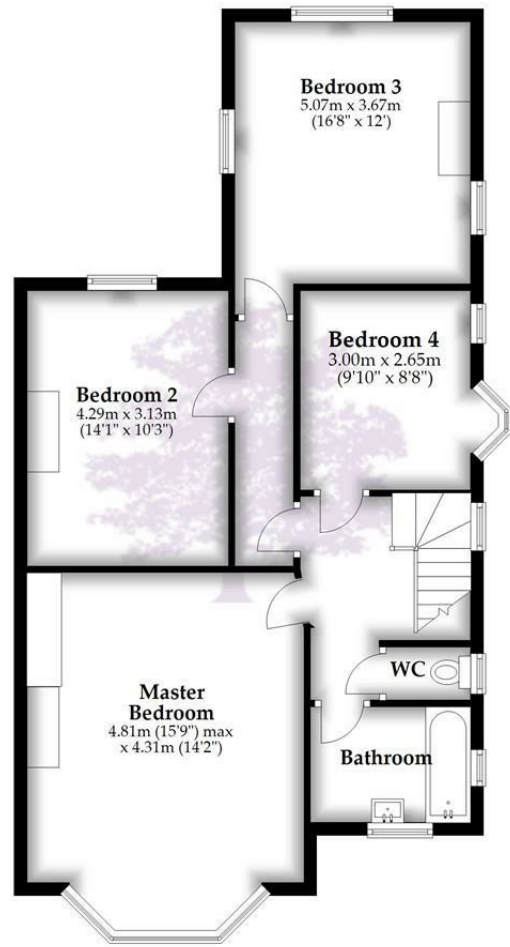
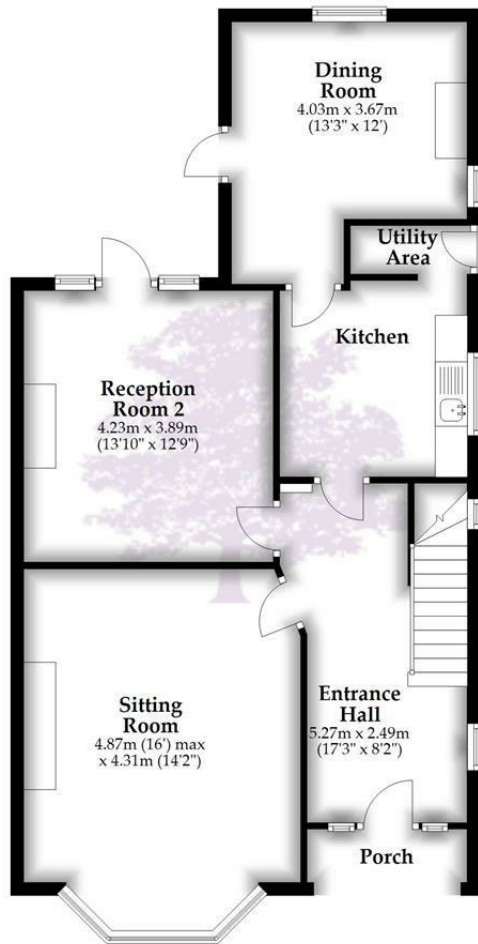
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- Extended semi detached property
 - Four bedrooms
 - Driveway parking
 - In need of modernisation
 - Large plot / gardens over 100ft
 - Viewing essential



GUIDE PRICE £650,000



Ground Floor



First Floor

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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