



98 PARK GROVE,
HENLEAZE, BS9 4NZ

GOODMAN
& LILLEY



AN IMPRESSIVE ORIGINAL FOUR BEDROOM, TWO RECEPTION ROOM, 1600 SQ_FT FAMILY HOME IN NEED OF RENOVATION, BUILT IN THE 1920S WITH DRIVEWAY, DETACHED GARAGE AND SITUATED ON ONE OF THE MANY HIGHLY REGARDED ROADS IN HENLEAZE POSITIONED JUST A SHORT STROLL AWAY FROM HENLEAZE ROAD HIGH STREET AND IT'S WIDE RANGE OF AMENITIES.

Location

Located in a prime location within Henleaze where there are an abundance of excellent state and independent schools close by, such as Henleaze Infant and Junior School. There is excellent access to the shops, bars, caf  s and amenities of Westbury-on-Trym village and Henleaze Road as well as Whiteladies Road, Clifton village and Bristol City Centre.

Accommodation

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

Ground Floor

This lovely home has huge potential and enjoys light and generous accommodation set over two floors with high ceilings and period features throughout. The accommodation comprises on the ground floor of a welcoming entrance hallway with stairs leading up to a spacious landing on the first floor. Doors from the hallway provide access to two generous reception rooms, a sitting room to the front of the house and a dining room to the rear both with feature fireplaces and the dining room with doors out to the rear garden. There is also a kitchen/breakfast room with a door to a utility room and the ground floor is finished with cloakroom / wc.

First Floor

To the first the spacious and light landing has doors to four double bedrooms and a family bathroom. The master bedroom is at the front of the house and offers great space, all bedrooms

have use of the family bathroom which is fitted with a four piece suite.

Outside

Outside the property enjoys a small garden and driveway parking to the front of the proerty, providing access to a detached garage at the side rear, and there is a rear garden with lawn and patio areas.

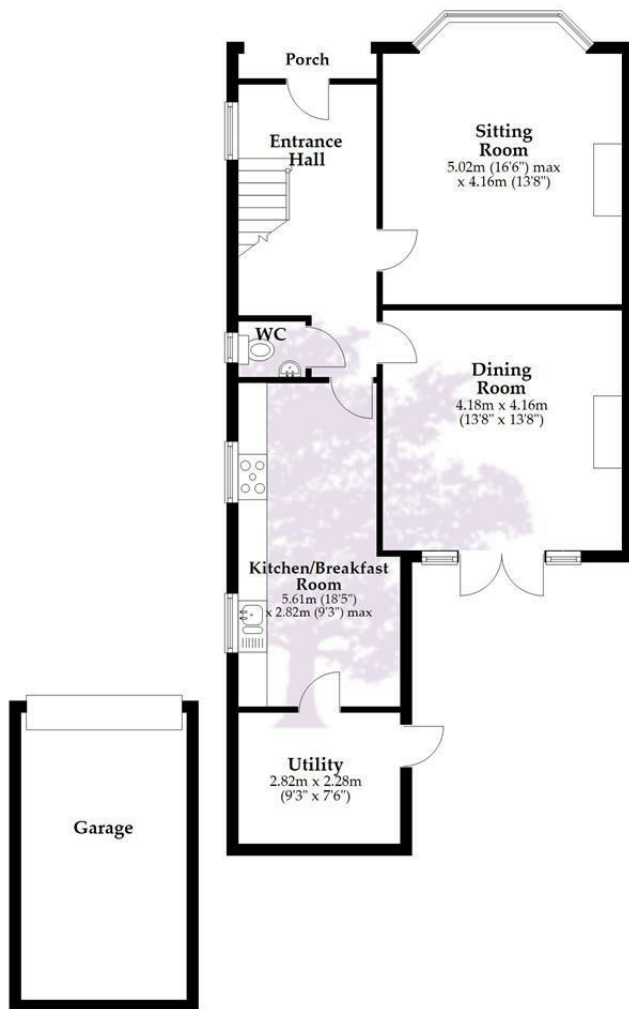
- Superb Henleaze Location
 - In Need for Renovation
 - Gardens to the Front and Rear
- Original Four Bedroomed Home
 - Over 1600 Sq Ft
 - Driveway Parking and Detached Garage



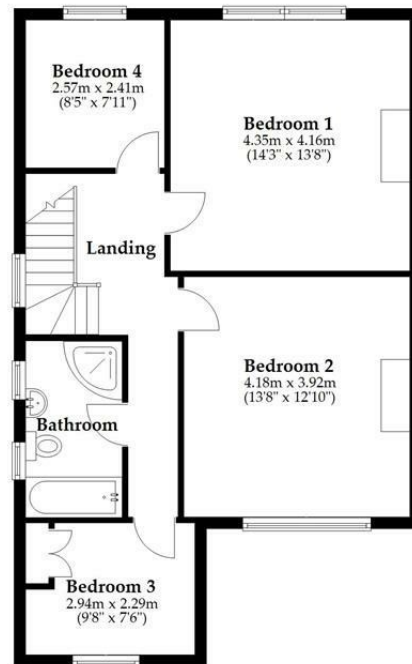
GUIDE PRICE £750,000



Ground Floor
Approx. 86.7 sq. metres (933.5 sq. feet)



First Floor
Approx. 64.5 sq. metres (694.5 sq. feet)



Total area: approx. 151.2 sq. metres (1628.0 sq. feet)

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.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.