



73 COOK STREET,
BRISTOL, BS11 9JY

**GOODMAN
& LILLEY**



LOCATED IN THE CHARMING VILLAGE OF AVONMOUTH, THIS THREE-BEDROOM END-TERRACED HOUSE ON COOK STREET PRESENTS AN EXCELLENT OPPORTUNITY FOR BUYERS LOOKING TO CREATE THEIR IDEAL HOME. WITH TWO RECEPTION ROOMS AND A GENEROUS, VERSATILE LAYOUT, THE PROPERTY OFFERS AMPLE SPACE FOR MODERN FAMILY LIVING.

Property Description

Exciting Renovation Opportunity in Avonmouth

Located in the charming village of Avonmouth, this three-bedroom end-terraced house on Cook Street offers an ideal project for buyers looking to create their dream home. With two reception rooms and a generous layout, the property provides plenty of space and versatility for modern family living.

While the house requires modernisation and updating, it presents a fantastic chance to put your own stamp on every room and design a home perfectly suited to your style and needs. The property is offered with no onward chain, allowing a smooth and timely purchase for those ready to start their renovation journey.

Set on a generous corner plot, the home benefits from a wrap-around garden, off-street parking, and a garage, providing ample outdoor space and storage potential. This combination of plot size and location is rare in a village setting, giving you the opportunity to create a home with both space and character.

Conveniently positioned close to local schools, amenities, and excellent transport links, the property offers practicality alongside its renovation potential. Whether you are a first-time buyer, growing family, or property investor, this house represents a rare opportunity to add significant value

and create a home with personality.

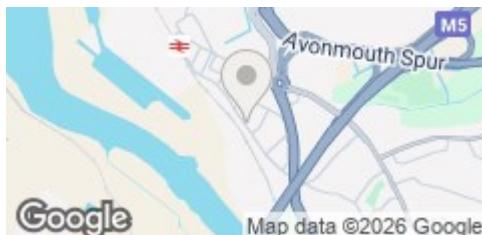
In summary, this three-bedroom end-terraced property on Cook Street is a blank canvas full of potential, offering village charm, space, and an excellent opportunity for renovation. Viewing is highly recommended to appreciate all that this home has to offer. Call, click, or visit our experienced sales team today on 0117 231 0333.

Tenure: Freehold

Local Authority: Bristol City Council – 0117 922 2000

Council Tax Band: B

Services: Mains water, drainage, gas, and electricity



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
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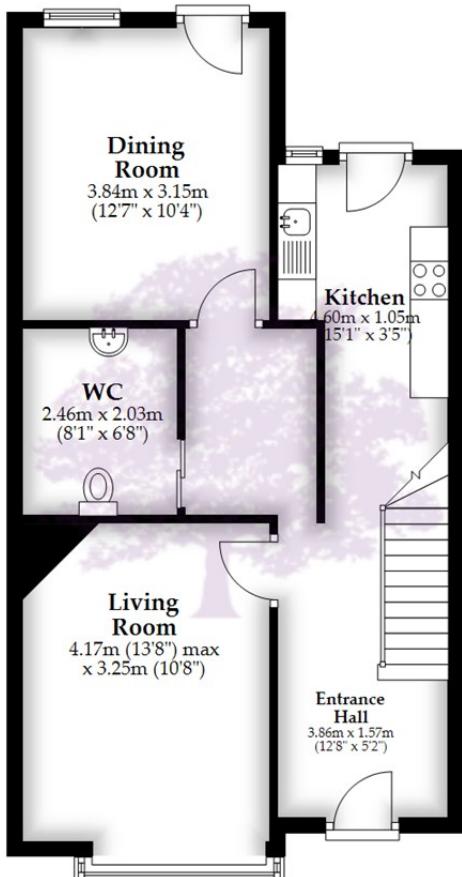
- Chain Free
- Ideal for buyers looking for a project
- Convenient location close to local schools and excellent transport links
- Three bedrooms and two reception rooms offering ample living space
- Generous plot with wrap-around garden, garage, and parking space
- Council Tax Band: B



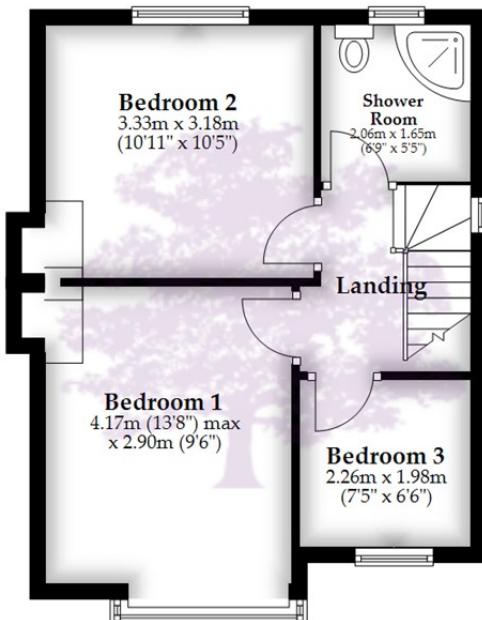
£260,000



Ground Floor



First Floor



Total area: approx. 86.5 sq. metres (931.2 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.

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