

estate agents **auctioneers**

**hollis  
morgan**

74 Westover Road, Westbury-On-Trym, Bristol, BS9 3LT  
£215,000

Hollis Morgan - A spacious ground floor apartment with unusually large south facing private garden set in an incredibly convenient and quiet location. Garage. Chain Free

- Two Double Bedrooms
- Hall Floor Flat
- Separate Kitchen
- Large South Facing Rear Garden
- Garage
- Popular Location
- Walking Distance of Westbury Village

### The Property

The property occupies the ground floor of a semi detached property and provides plenty of space internally and externally.

Located at the rear of the building, there is a large living space which, thanks to large double glazed windows that span the length of the room, is a very light space enjoying pleasant southerly views over the large rear garden and Westbury on Trym beyond.

The kitchen, separate to the living space, is also spacious and provides plenty of storage in a range of cupboards, as well as space for a large freestanding cooker.

There are two well sized bedrooms with the master benefiting from a built in wardrobe.

Externally, there is a large private south facing rear garden with fine views over the village below as well as a single garage with up and over door.

The property would benefit from cosmetic updating in places but the property would make a fine investment in a sought after location with the potential to generate in the region of circa £1,000 pcm

### Location

Westbury on Trym is amongst the most sought after locations in the city. Offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary Schools, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network.

### Other Information

Leasehold. Residue of 999 years

Management Fee: TBC

Council Tax Band: B

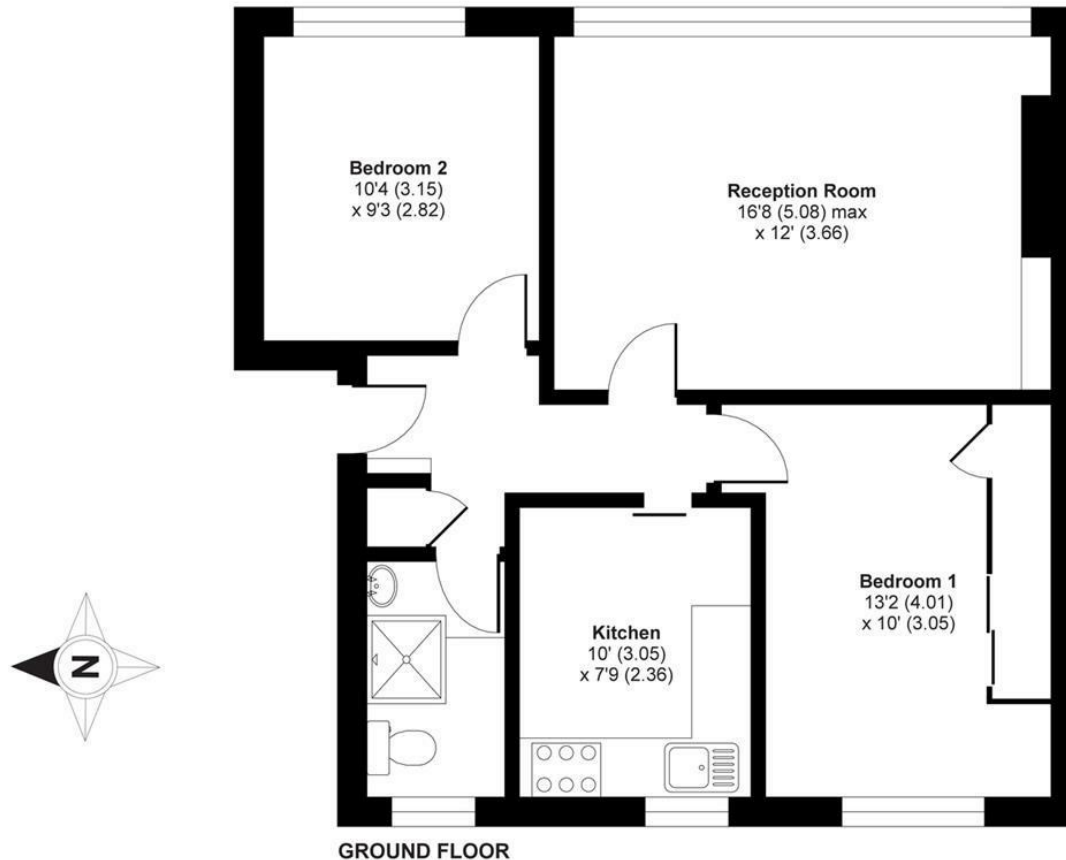
### Please Note

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



# Westover Road, Bristol, BS9

APPROX. GROSS INTERNAL FLOOR AREA 634 SQ FT 58.8 SQ METRES



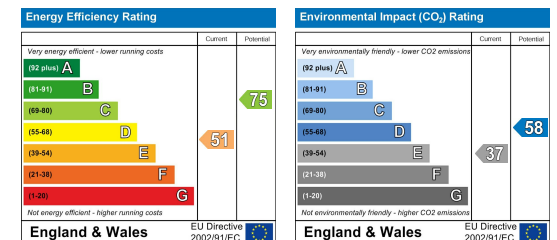
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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