

estate agents **auctioneers**



66 Brynland Avenue, Bishopston, Bristol, BS7 9DU

£585,000

A classic double bay fronted Victorian home in need of renovation with garden and DOUBLE garage.

- Sought After Location
- Close proximity to Gloucester Road
- Vast Potential To Renovate/Refurbish
- Double Garage With Lane Access
- Three Bedrooms
- Two Reception Rooms
- No Onwards Chain

The Property

This property offers a tremendous opportunity to restyle and renovate throughout, creating your perfect home tailored with your individual style/taste.

Upon entering the property you are greeted by an entrance hallway which leads to the two reception rooms, the expansive living room notably benefits from a large bay window. Positioned at the back of the property, the kitchen benefits from a large window with an outlook on the garden. It is fitted with wall and base units, oven and sink.

Upstairs, the accommodation presents an impressive master bedroom, fitted with built in wardrobes and a bay window flooding the room with natural light. Furthermore, the second bedroom comfortably fits a double bed and the third bedroom could serve as a single bedroom or home office. A three-piece family bathroom completes the first floor.

Outside the property is a well presented rear garden which leads to the double garage fitted with velux window and electric up and over door with vehicle access via a back lane.

In addition the front garden holds scope to be converted into a driveway to provide off street parking, subject to the council's planning approval.

Location

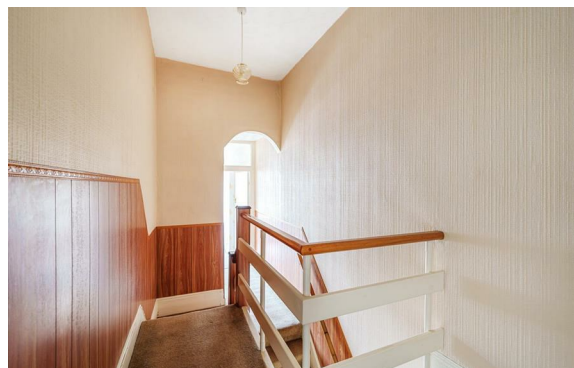
The property is located in the very sought after location of Bishopston close to the independent shops, cafés and restaurants lining the popular Gloucester Road yet within 1.5 miles of Redland Green Secondary School and in close proximity to both Bishop Road and St Bonaventure Primary Schools.

Further Information

Tenure - Freehold

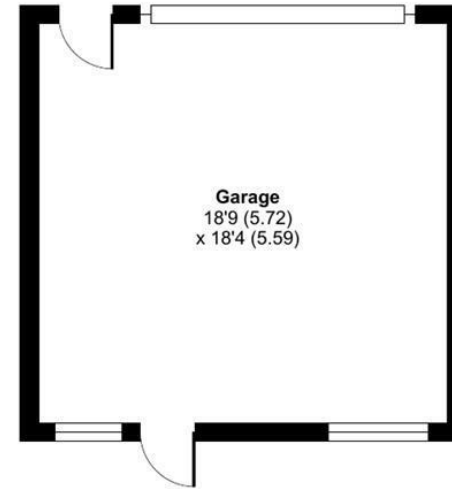
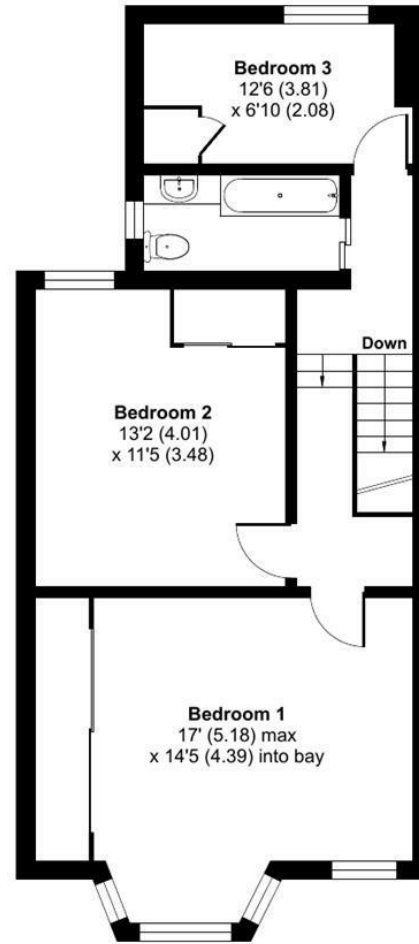
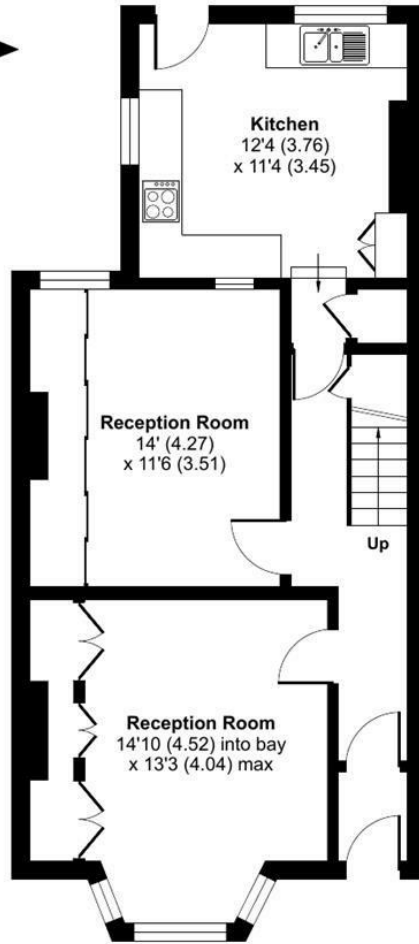
Please Note

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Brynland Avenue, Bristol, BS7

Approximate Area = 1246 sq ft / 115.7 sq m
 Garage = 344 sq ft / 31.9 sq m
 Total = 1590 sq ft / 147.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Hollis Morgan. REF: 1041225



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(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	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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