46 Aylesbury Crescent, Bedminster, Bristol, BS3 5NW

£350,000

SUBSTANTIAL DEPOSIT/ CASH BUYERS - A substantial three bedroom family home in need of renovation.

- Renovation Project
- Huge Potential
- Three Bedrooms
- Gas Central Heating
- No Onward Chain
- Generous Garden

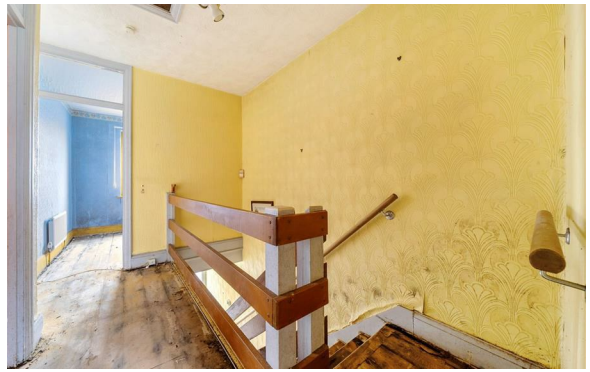
The Property
This mid terrace 1920's/30s property is situated in a highly popular crescent and is need of complete renovation throughout. The property briefly comprise open open lounge/dining area, separate kitchen, family bathroom and three well appointed bedrooms. To the outside is a generous front and rear garden.

Given the condition of the property we should note any potential purchasers will need a sizeable mortgage deposit to satisfy potential lenders.

Location
Located in one of Bristol's most sought after and popular locations, there is a vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate, Manor Woods Valley, Colliter's Brook and Greville Smyth Park. This property has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol. This Southville location offers the flourishing independent shops, bars, cafes and restaurants of North Street including the popular Tobacco Factory.

Further Information
Freehold.
Council Tax Band - C

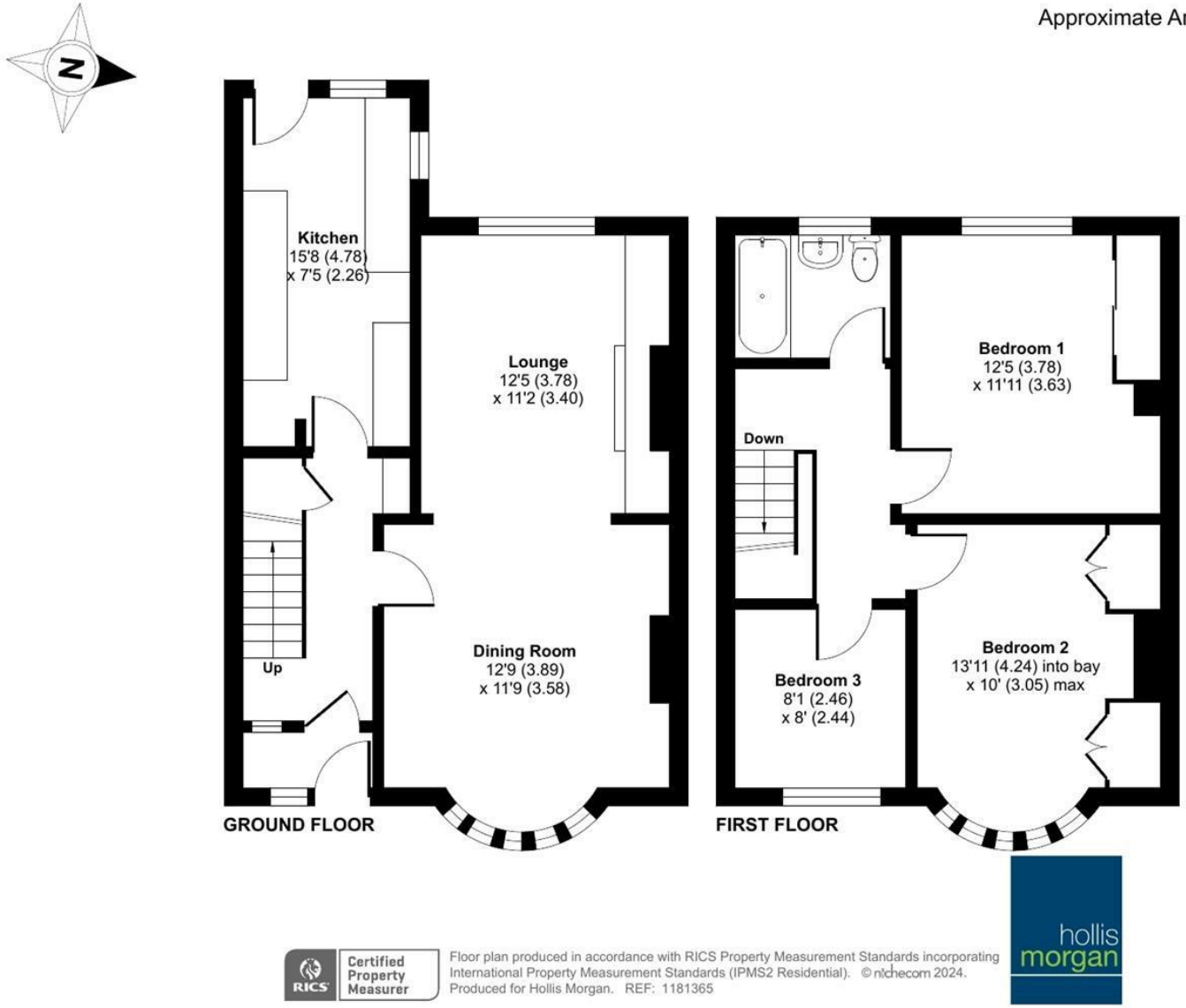
Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.



Aylesbury Crescent, Bedminster, Bristol, BS3

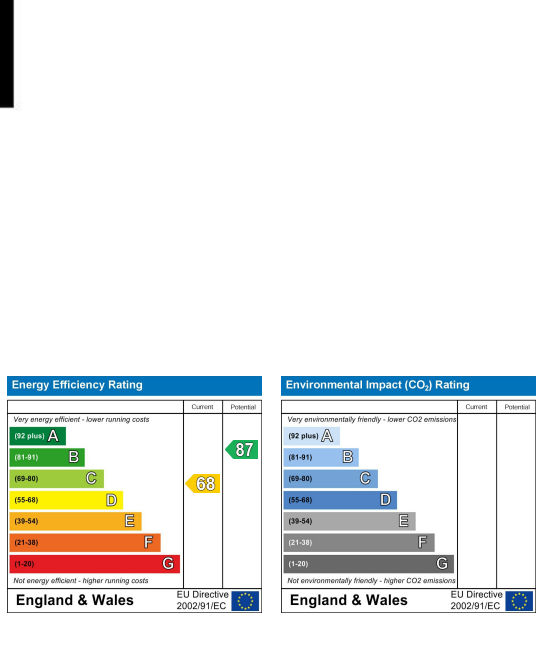
Approximate Area = 1018 sq ft / 94.5 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1181365



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan