

estate agents **auctioneers**



15 Passage Road, Westbury-On-Trym, Bristol, BS9 3HN

£600,000

A highly individual and spacious three story detached home with huge potential situated in the heart of Westbury-On-Trym.

- Detached Home
- Updating Required
- Four Double Bedrooms
- Self Contained Basement
- Front Garden
- Gas Central Heating
- Driveway
- Complete Chain

The Property

This spacious home sits on an elevated position and is accessed via an impressive central entrance hall with open tread staircase, the accommodation offers dual aspect L shaped lounge and dining area with storage, fully fitted kitchen with matching wall and base units, laminated work tops with tiled splash backs, gas hob with induction fan, integrated fridge freezer and electric oven, there is also a pantry and highly practical utility area with further appliances, gas boiler and side access. Also located on the hall floor level is further reception room/bedroom 5 and W.C.

The first floor offers an impressive landing with full height window, family bathroom with separate mains fed shower with tiled surround, bath, wash basin and W.C. All four bedrooms are well-proportioned and comfortably double rooms, No 1 prospering from a tiled en suite shower room with W.C and wash basin.

Offering access via internal staircase or external door the self-contained basement/annex area is a blank canvas and has been re-wired and plumbing prepared for potential shower room.

Outside the property offers a generous paved driveway and front garden with synthetic lawn.

Location

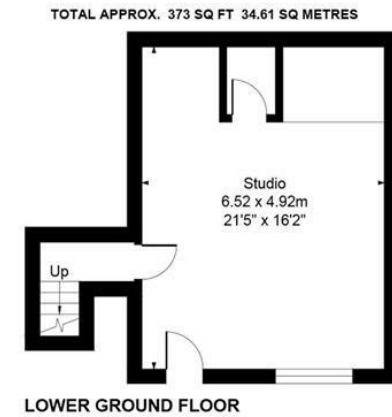
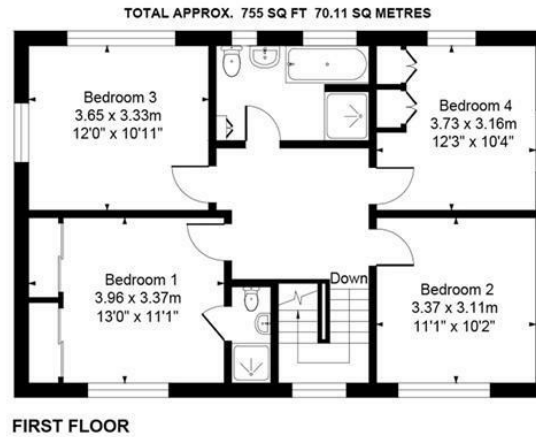
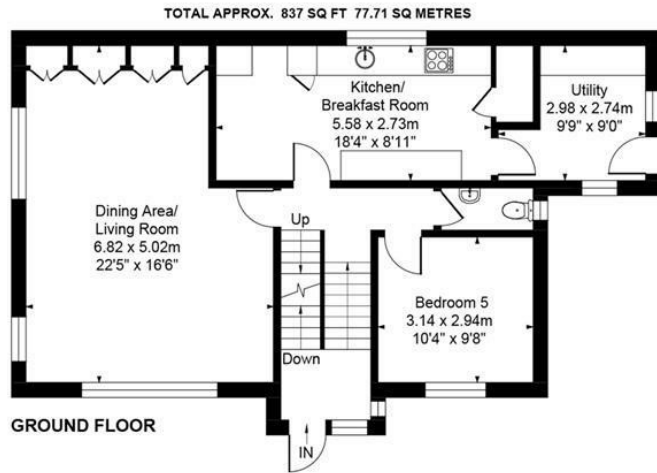
Westbury-on-Trym lies to the North West of Bristol's city centre and is advantageously placed with a host of amenities on the doorstep. These include primary schools (Elmlea and W-O-T Primary) as well as secondary schools, state and independent. There is open parkland and woodland walks with Durdham Downs and the Kings Weston Estate respectively nearby. For health and leisure there are sports clubs and tennis clubs (the closest of which is within the adjacent University campus) as well as golf courses. For the commuter there is good ease of access to the motorway networks, M5, M4, M32 and Bristol's commercial centre.

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.



APPROX. GROSS INTERNAL FLOOR AREA 1965 SQ FT 182.43 SQ METRES

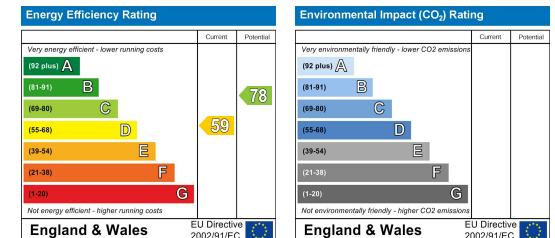


Illustrated for identification purposes only, measurements are approximate, not to scale.

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