estate agents auctioneers

hollis morgan

28 Delvin Road, Westbury-On-Trym, Bristol, BS10 5EJ

£499,950

UNEXPECTDLY BACK TO MARKET - A classic 1930's family home with rear open plan extension, driveway and carport/ garage with rear access. No Onward Chain.

- Open Plan Living / Dining
- No Onward Chain
- Close Proximity to local amenities, Westbury On-Trym & Henleaze Swimming Lake.
- 1930's property
- Sizeable Bedrooms
- Gas Central Heating

The Property
As you enter the property you are greeted by a generous hallway with the first reception room to the right, it has original pine floors and sizable bay window allowing a stream of light in.
Further through the hallway you have a modern shower room and an under the stair's toilet.
As you enter the kitchen a desirable open plan area is presented with help from the rear ground floor extension fitted with two Velux windows. The space provides the perfect environment for hosting or growing family.

The Kitchen is equipped with integrated fridge / freezer, 'Neff' cooker and Hob, tiled floors, and splash backs.
Adjacent to the dining area you also have a cosy informal second reception room.
The property benefits from gas central heating and double glazing throughout.

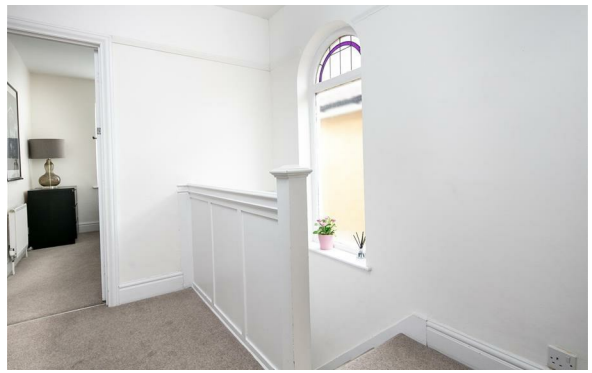
Upstairs, you have tiled family bathroom that is updated and bright.
The bedrooms all positively large and accompanied with fitted wardrobes throughout

Outside
Outside You have a private driveway with planters surrounding the front of the property and space for 2 cars.

The rear garden is laid to lawn with exciting opportunity to have someone unique touch added, followed by a large double garage with vast amounts space for storage and back road which provides access for a car.

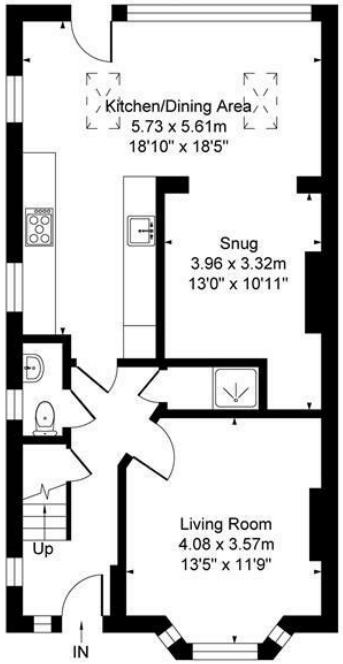
Location
The property is situated in close proximity to various local amenities and suburbs such as Westbury On-Trym and Henleaze swimming lake.
It offers close work commutes to Southmead hospital as well as Rolls Royce, MOD and Airbus in Filton.
The Popular local school 'Horfield Church of England' is just a short 6 Minute walk away.

Please Note (NB)
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.
Internal images may be for illustrative purposes and the internal appearance is a typical interior to demonstrate the feel & quality of this development.
The developer reserves the right to amend the specification as necessary without prior notice, but to an equal standard.



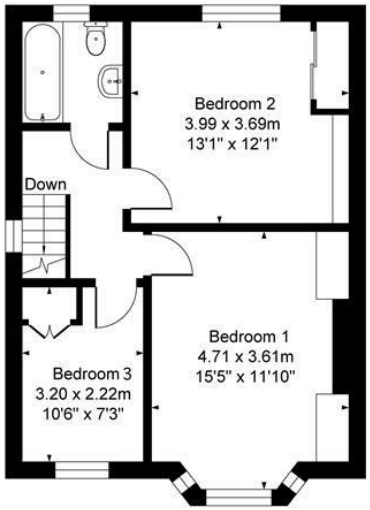
APPROX. GROSS INTERNAL FLOOR AREA 1354 SQ FT 125.79 SQ METRES

TOTAL APPROX. 648 SQ FT 60.23 SQ METRES



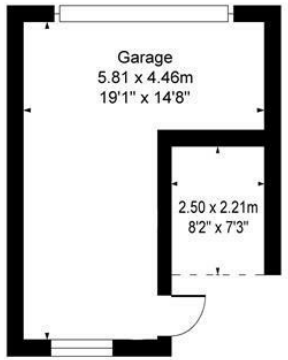
GROUND FLOOR

TOTAL APPROX. 528 SQ FT 49.02 SQ METRES



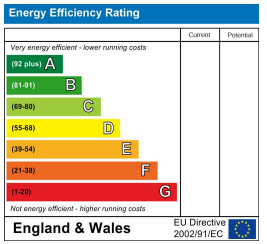
FIRST FLOOR

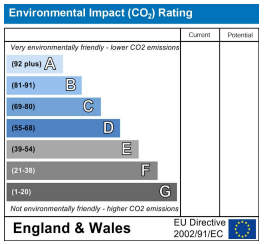
TOTAL APPROX. 178 SQ FT 16.54 SQ METRES



GARAGE

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





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