estate agents auctioneers

hollis morgan

672 Southmead Road, Filton, Bristol, BS34 7RD

£450,000

A spacious semi detached family home with rear extension in need of updating. POTENTIAL BUILDING PLOT TO SIDE subject to PP

- Potential to Improve
- Large 60ft Garden
- Building Plot (STPP)
- Spacious Rooms
- No Onward Chain
- Parking For 2 Cars
- Garage

The Property
This property provides a fantastic opportunity to renovate and refurbish into a substantial family home. Alternatively, it holds potential to develop side plot subject to planning consents.

The circa 1930's semi-detached house benefits from a full width rear extension, providing a large ground floor level with two spacious reception rooms and a generous kitchen.
In need of updating, the property could offer a desirable open plan layout that faces out on to the rear garden.
Upstairs, the accommodation consists of two double bedrooms and single bedroom or ideal home office. Furthermore, there is a family bathroom with a seperate WC room.

Outside there is a driveway that could fit two cars, a separate garage with rear access, and a wrap around garden that extends 60ft in length with a shed, greenhouse & small summerhouse.

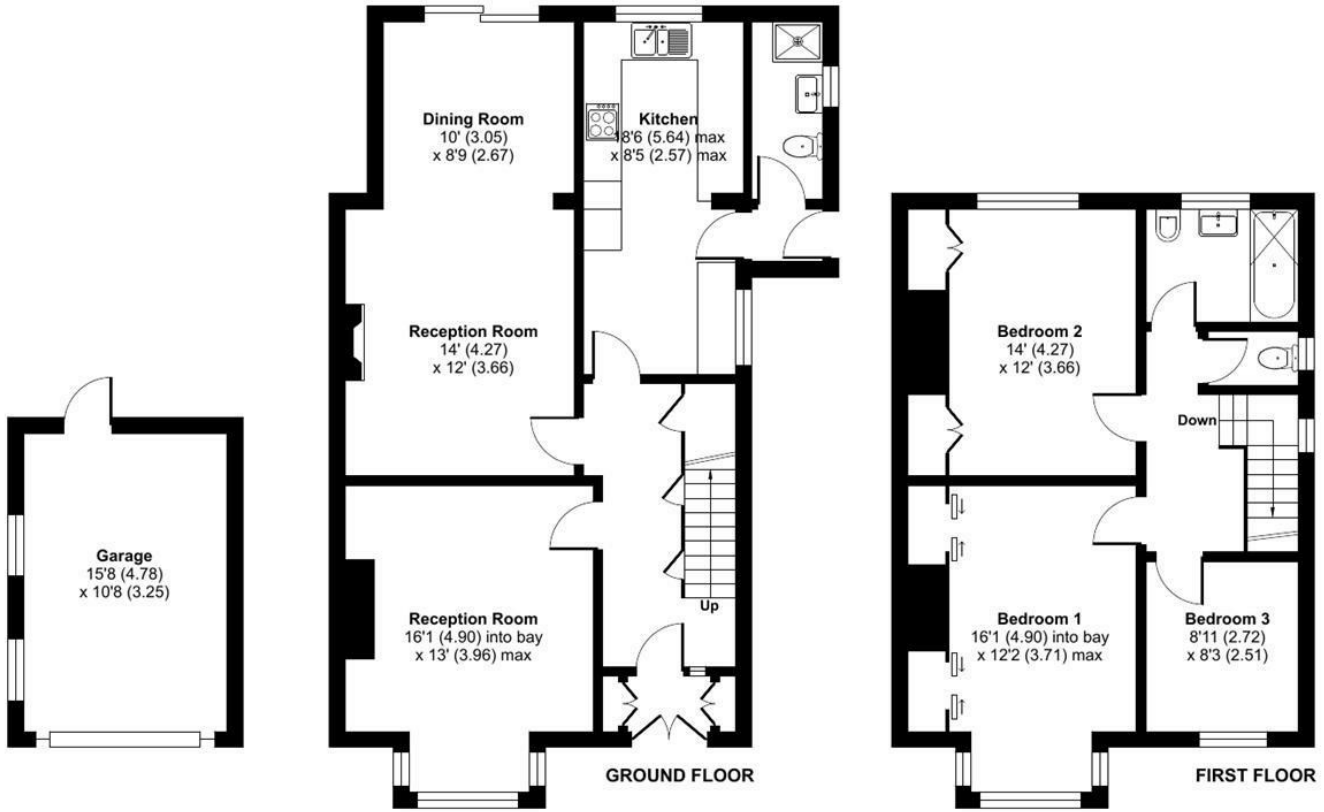
Location
With fine views stretching over the green fields of Fonthill Park and the local sports ground, the property is situated within close proximity of major employers such as Airbus, Cribbs Causeway & Southmead Hospital. The vibrant Gloucester road is within reaching distance just a 5-minute drive or a short walk where various amenities, cafes, bars and independent shops are located.

Further Information
Tenure - Freehold

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.

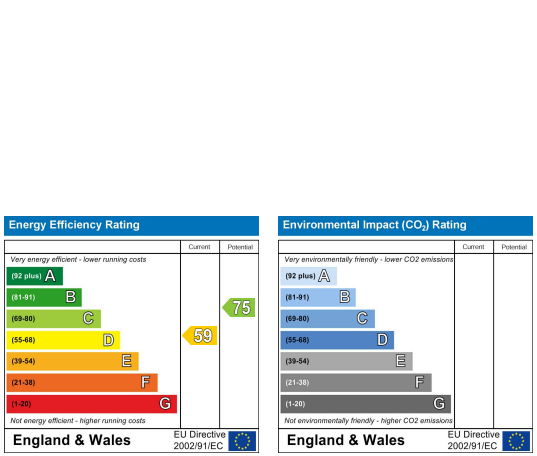
Southmead Road, Filton, Bristol, BS34

Approximate Area = 1404 sq ft / 130.4 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 1571 sq ft / 145.9 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 2023. Produced for Hollis Morgan. REF: 1018281



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