estate agents auctioneers

hollis morgan

66 Brynland Avenue, Bishopston, Bristol, BS7 9DU

£550,000

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 fronted 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 floodng 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.

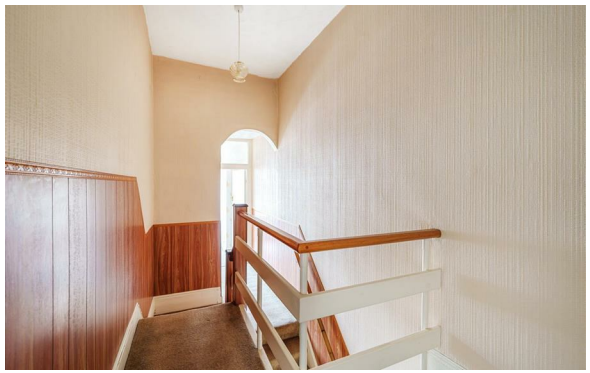
Outside the property is a well presented rear garden which leads to the double garage fitted with velux window and electric up and over door with vehicle access via a back lane.

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.

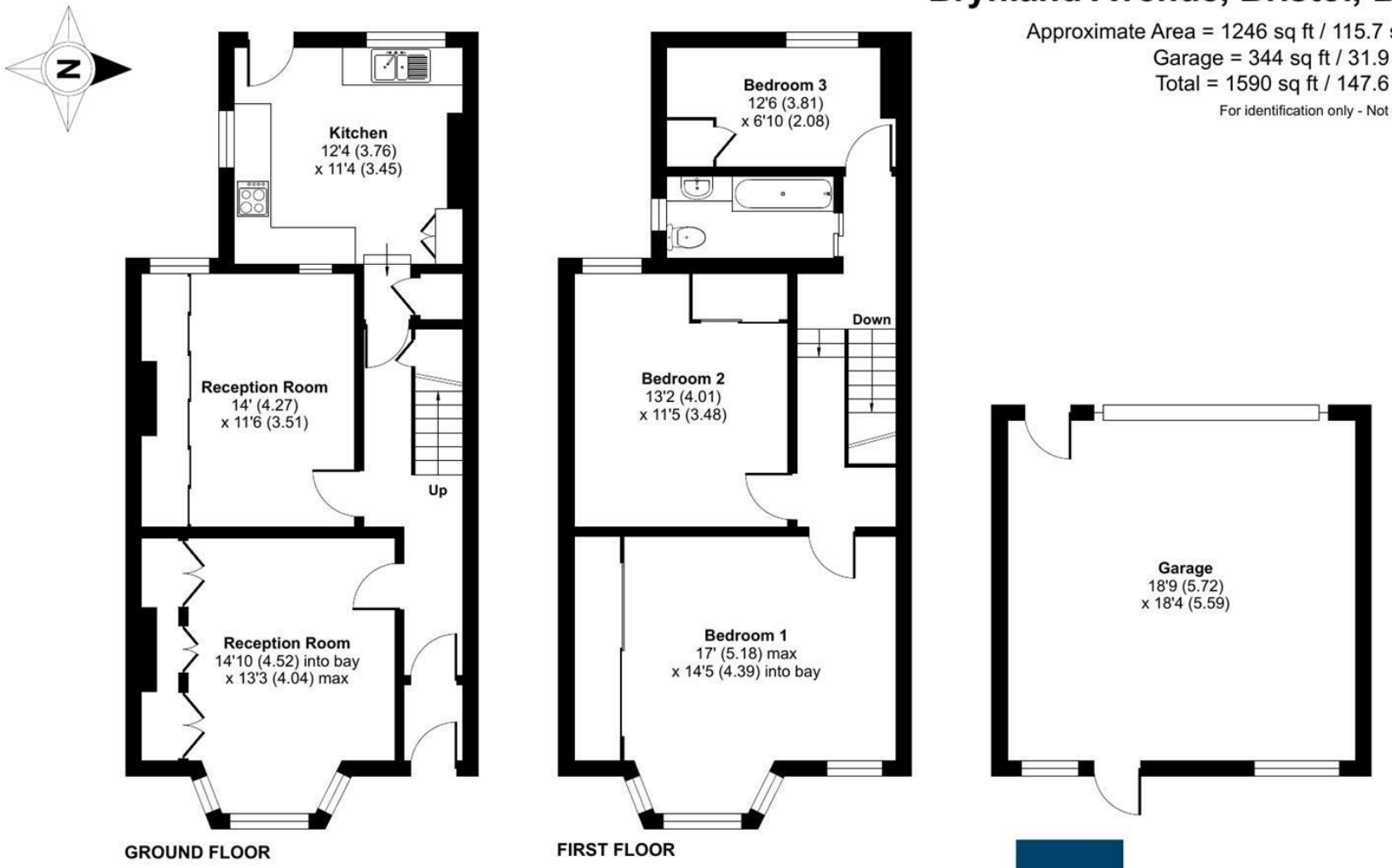
Further Information
Tenure - Freehold

Please Note
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.



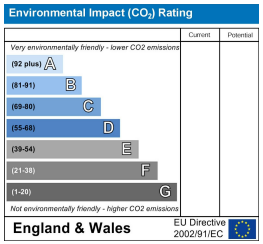
Brynland Avenue, Bristol, BS7

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



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: 1041225



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