



\*\*\*PROBATE YET TO BE GRANTED\*\*\*, 9 Glaisdale Road, Fishponds, Bristol, BS16

2114  
£350,000

UNEXPECTEDLY BACK TO MARKET 16/9/24 - A much loved end of terrace family home with generous garden and garage.

- 1930's Property
- Substantial Garden
- Garage with lane access for a car
- Vast potential to improve/refurbish
- Updating required
- Quiet residential street
- Close proximity to Fishponds Road
- Great selection of nearby amenities
- PROBATE APPLIED FOR

### The Property

This classic 1930's property presents an exciting opportunity to develop into an outstanding family home. Requiring updating throughout, you can tailor this property to your individual style and refine it into your perfect home.

Situated on a peaceful residential street in Fishponds, this end-of-terrace property welcomes you with a front garden that, subject to council approval, could serve as a driveway for off-street parking.

Upon entry, the ground floor features a spacious sitting room at the front, followed by a separate dining room and kitchen at the rear. Ascending upstairs, you'll find three bedrooms, two of which comfortably accommodate double beds, with the third bedroom ideal for a home office or single bedroom. Servicing the bedrooms is a bathroom with a separate WC adjacent.

Outside, the property boasts a remarkably long rear garden, with a single garage located at the end accessible via a lane or car if desired.

### Location

The property is located in the ever-growing popular suburb of Fishponds, known for its quick links to the city centre via the M32, and its highly regarded and beautiful walks through Snuff Mills, Stoke Park & Oldbury Court Estate. Fishponds also benefits from excellent local schools, and an array of nearby shops, amenities, bars and restaurants just a short 5-minute walk away. Transport links also include a regular bus service commuting to the city centre.

### Further Information

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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



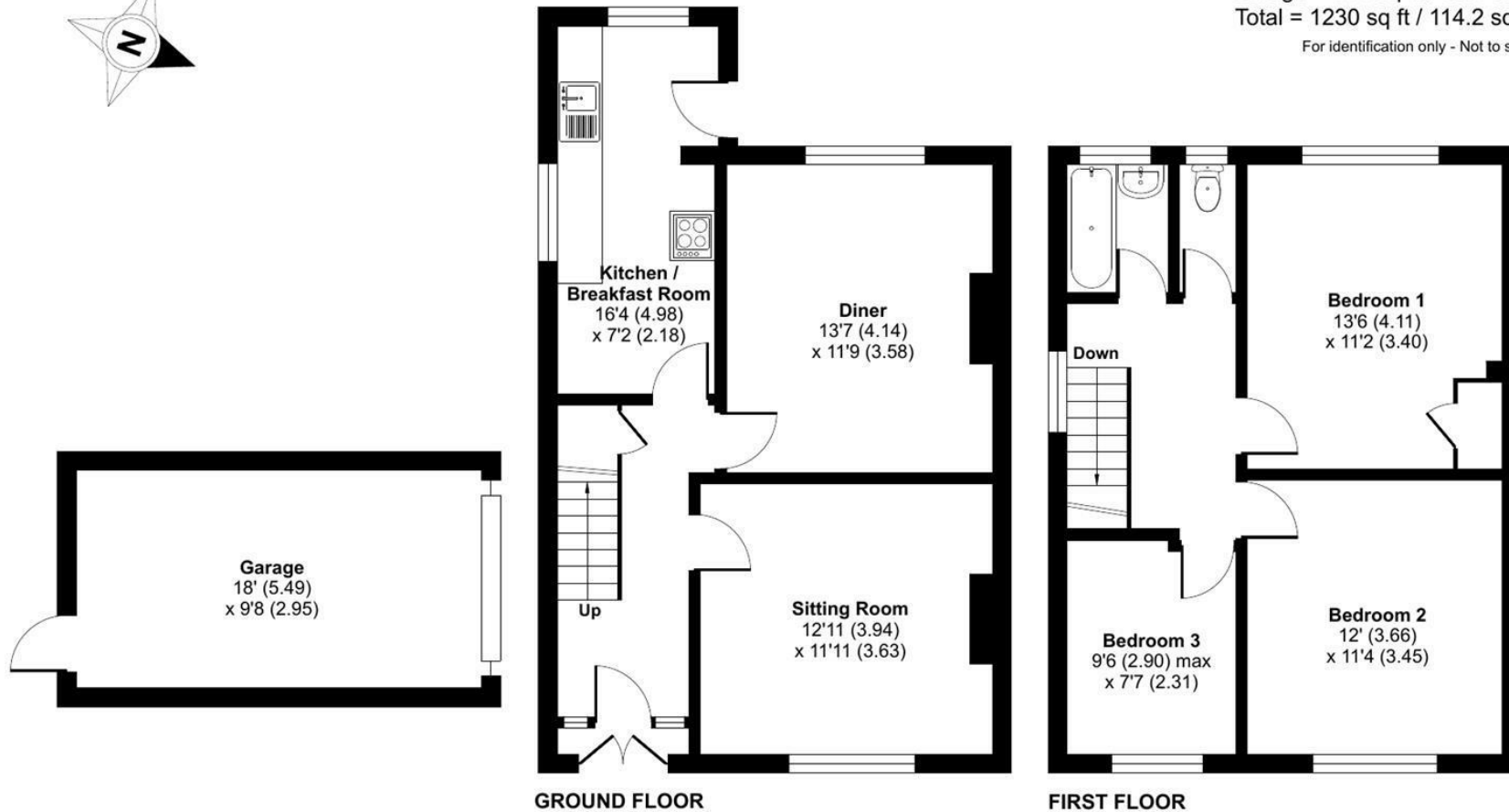
# Glaisdale Road, Bristol, BS16

Approximate Area = 1056 sq ft / 98.1 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1230 sq ft / 114.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1120144



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

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	84		
	66		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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