estate agents auctioneers

hollis morgan

73 Meadowland Road, Henbury, Bristol, BS10 7PW

£325,000

Hollis Morgan - Situated on the most sought after road in Henbury this three bedroom semi-detached property would make an excellent family home.

- Excellent Opportunity
- Moderisation Required
- Freehold
- Off Street Parking & Garage
- Large Rear Garden
- Chain Complete

The Property
Hollis Morgan are pleased to offer this delightful three bedroom semi-detached house which is in need of modernisation in a highly sought after location in the popular suburb of Henbury.

The downstairs of the property comprises of a good sized porch entrance, open plan kitchen, living and dining space with exposed stone walls and a feature fireplace, cloakroom, conservatory to the rear. The upstairs comprises of three bedrooms, two of which are doubles with bedroom one offering built in wardrobes and storage and one single which would double up as a guest stay or office. The main bathroom is also upstairs with a double walk in shower cubicle, w/c and hand basin. There is a good size loft which has scope for conversion subject to the necessary consents.

Externally, the property benefits from an extremely well looked after large rear garden, front garden, driveway for two cars in tandem and good sized garage which can be utilised for additional storage, car parking or conversion subject to necessary consents.

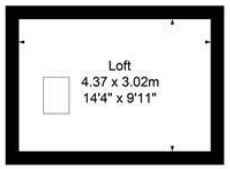
Location - Henbury
Meadowland Road is located on the edge of the Blaise Castle Estate within a few minutes' walk of the enchanting woodland and open parkland and is only 1 mile from the local shopping facilities of Westbury Village with its wide range of independent retailers whilst the regional shopping Centre at Cribbs Causeway is within 2.5 miles as is the regional motorway network with excellent local bus routes also situated within close proximity.

Other Information
Tenure: Freehold
Council Tax Band: C

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.

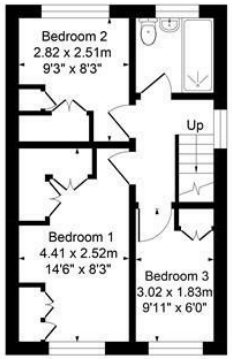
APPROX. GROSS INTERNAL FLOOR AREA 1464 SQ FT 135.98 SQ METRES

TOTAL APPROX. 142 SQ FT 13.19 SQ METRES



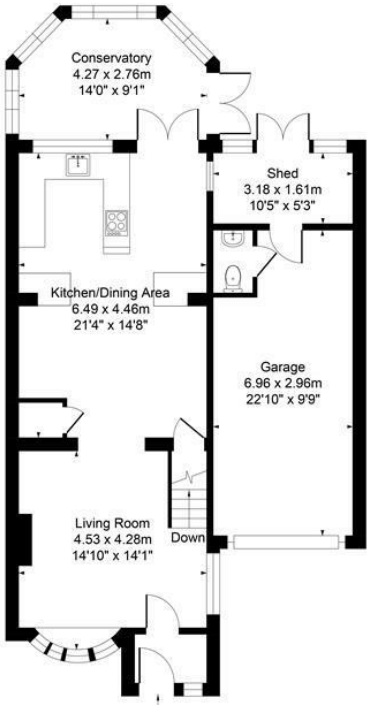
LOFT

TOTAL APPROX. 353 SQ FT 32.76 SQ METRES



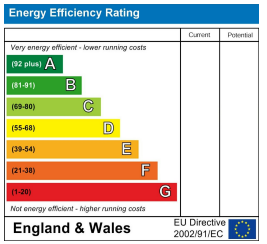
FIRST FLOOR

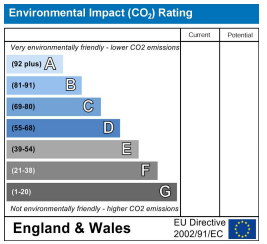
TOTAL APPROX. 969 SQ FT 90.03 SQ METRES



GROUND FLOOR

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





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