



0117 973 7665
www.hollismorgan.co.uk
**hollis
morgan**
For Sale

Hollis Morgan- An attractive and inviting, extended (1900 sq ft) 1920's semi -detached family home, which now requires basic updating throughout. Offering four bedrooms, three reception rooms, separate study, integral garage and generous rear garden. No onward chain.

- Huge Potential
- Excellent Local Schools
- Period Features
- Kitchen/Diner
- Four Bedrooms
- Family Bathroom
- Generous Rear Garden
- No Onward Chain

THE PROPERTY

No4 Old Sneed Avenue is a well-positioned semi-detached family home which now requires basic modernisation throughout. Internally the property still retains many original period features and has the added bonus of extensions to the side and rear which provide exceptional accommodation. The ground floor offers two reception rooms, open plan kitchen/diner, separate study and utility room which provides access to rear garden. The first floor comprises of three double bedrooms, family bathroom and spacious landing which provides access to the fourth bedroom via private stair case. The property also benefits from having off street parking and an integral garage.

LOCATION

The property is located on Old Sneed Avenue, just off Stoke Hill and within walking distance to the local shops and Deli just a short distance away. Clifton Village and the amenities of Whiteladies Road are within two miles and there is a Bus Stop immediately adjacent the property. The Portway which provides excellent access to the regions motorway network is within a half mile and Sea Mills station provides a regular rail link to Clifton Down and Temple Meads.

ENTRANCE HALL

Stripped wood flooring throughout, radiator, stained glass window to front and access to garage.

LOUNGE

Double glazed bay window to front, picture rail surround, multiple radiators and feature fireplace.

DINING ROOM

French doors to rear, picture rail surround and multiple radiators.

KITCHEN/DINER

Modern fitted kitchen with a range of matching wall and base units, laminated work surfaces, tiled splash backs, stainless steel sink with mixer tap over and electric range cooker complete with extractor canopy. Double glazed window to rear. Radiator.

STUDY/UTILITY ROOM

Plumbing for a variety of different appliances, laminated work surfaces, stainless steel sink and wall mounted gas combination boiler. Large glazed window to rear. Access to rear garden.

BEDROOM ONE

Double glazed bay window to front, picture rail surround, radiator and storage cupboard.

BEDROOM TWO

Double glazed window to rear, Picture rail surround and radiator.

BEDROOM THREE

Double glazed window to rear, Picture rail surround and radiator.

BATHROOM

Three piece bathroom suite complete with separate shower cubicle with mains fed shower, bath with tiled surround and low level w.c/wash basin. Double glazed window to front.

BEDROOM FOUR

Double glazed window to rear, radiator and large storage spacious with velux window (Previously an en suite shower room)

REAR GARDEN

Mature rear garden which benefits from a flower border surround, rased patio and large lawned grass area.

E.P.C

www.hollismorgan.co.uk

FLOORPLAN

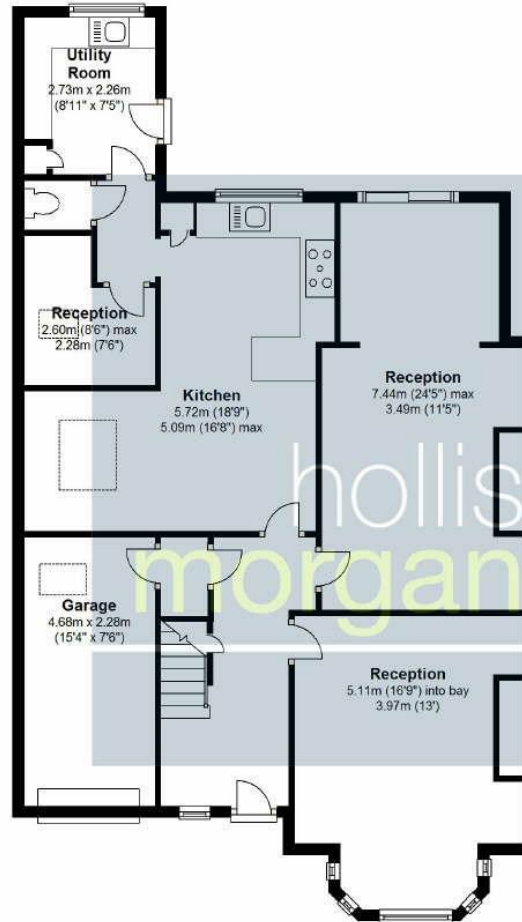
FLOORPLAN

FLOORPLAN

FLOORPLAN



Ground Floor
Approx. 98.3 sq. metres (1057.8 sq. feet)



Total area: approx. 177.6 sq. metres (1911.7 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplan Produced by Westcountry EPC.
Plan produced using The Mobile Agent.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

hollis
morgan
