estate agents auctioneers

hollis morgan

64 Great Brockeridge, Westbury-On-Trym, Bristol, BS9 3UA

£775,000

A rare opportunity to purchase a substantial (1800 Sq ft) home in need of updating moments from Elmlea Primary School.

- Detached Home
- Huge Potential
- Internal Updating Required
- Garden
- Large Garage
- Elmlea Primary School
- No Onward Chain

The Property
Situated on the corner of Great Brockeridge/Reedley Road No 64 offers exciting potential. Whilst clearly maintained by previous owners the property is now in need of updating throughout, the ground floor offers a generous entrance hall, two reception areas, large kitchen with lean to, W.C and dining area which provides access to a further utility room. Upstairs four double bedrooms are located with shower room and additional W.C.

Outside the property offers parking via driveway, garage with power and well maintained garden to rear.

Location
Great Brockeridge is a desirable residential street in the ever popular Westbury On Trym not far from the local amenities that the village of Westbury On Trym and the High Streets of Druid Hill & Stoke Lane have to offer.
Within a short walking distance are a number of bus routes providing direct access into the centre and Sea Mills train station is just over 1 mile away.

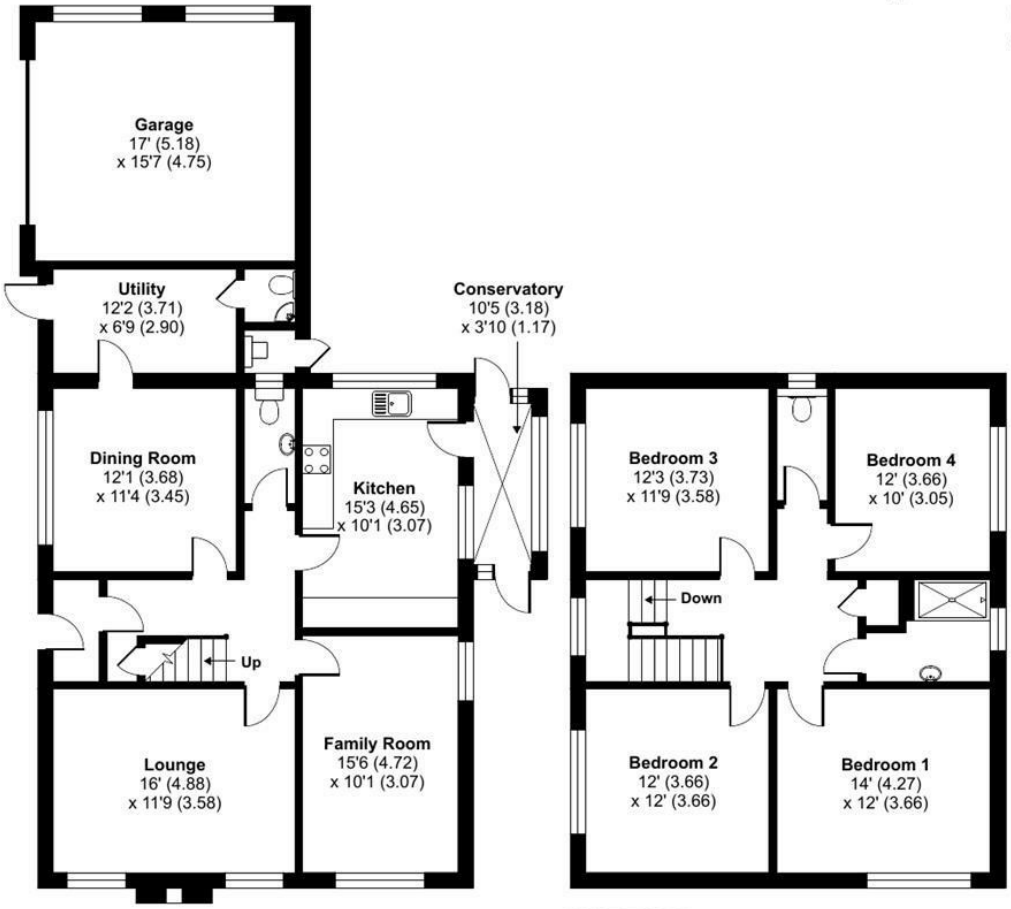
Westbury on Trym is amongst the most sought after locations in the city. Offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary Schools, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network.

Further Information
To Follow

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.

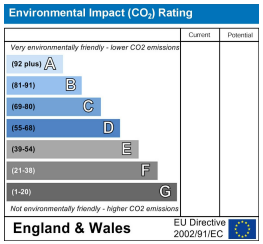
Great Brockeridge, Westbury On Trym, Bristol, BS9

Approximate Area = 1836 sq ft / 170.5 sq m
Garage = 266 sq ft / 24.7 sq m
Outbuilding = 9 sq ft / 0.8 sq m
Total = 2111 sq ft / 196.1 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 2022. Produced for Hollis Morgan. REF: 801975



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