

estate agents **auctioneers**



3 Brynland Avenue, Bishopston, Bristol, BS7 9DR
£650,000

Hollis Morgan - SUBSTANTIAL DEPOSIT/CASH BUYERS ONLY DUE TO FULL RENOVATION - This stunning four bedroom semi-detached Victoria property is located in one of Bristol's most sought after areas. The property offers spacious accommodation throughout and is in need of complete modernisation.

- Modernisation project
- Garden
- Garage
- Semi - Detached
- Off Street Parking
- Chain Free

The Property

This stunning four bedroom semi-detached Victoria style property is located in one of Bristol's most sought after areas. The property offers spacious accommodation and would make an ideal family house after modernisation.

The property briefly comprises of two reception rooms off the main entrance hall one with a stunning black marble fire place, the second one features a period bay window allowing plenty of light and double doors to the conservatory. Additionally, the downstairs offers a shower room, study room and dining room which leads through to the galley style kitchen. The kitchen also offers alternative access to the courtyard garden.

The upstairs has three generous double bedrooms and another smaller double bedroom at the back as well as a fully fitted family bathroom.

Externally, the property benefits from an enclosed paved courtyard garden with solid shed, garage and off street parking space.

Location - Bishopston

The property is located on one of Bishopston's most sought after locations 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.

Other Information

Tenure: Freehold

Council Tax Band: E

Please Note

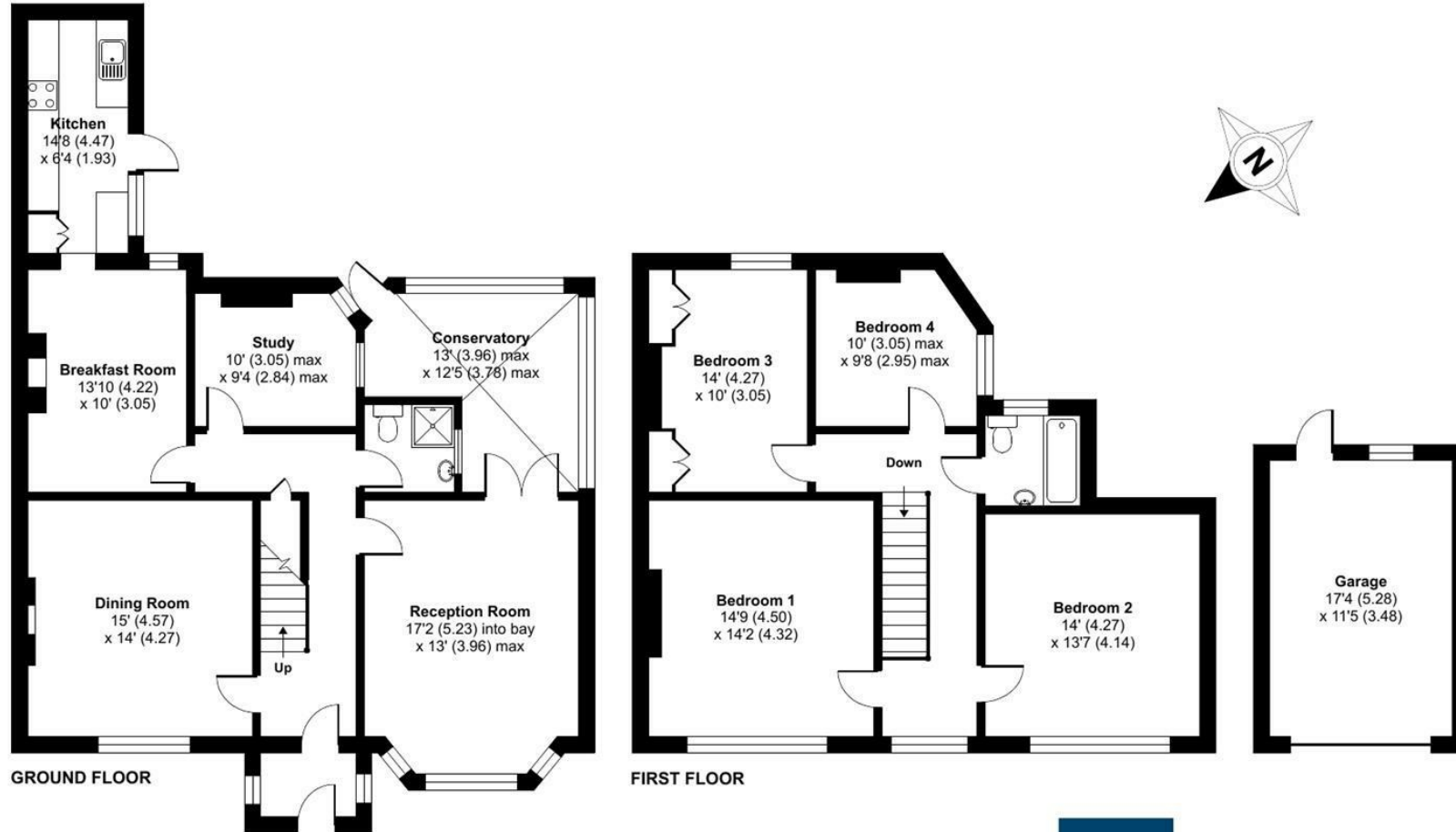
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Bishopston, Bristol, BS7

Approximate Area = 2160 sq ft / 200.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2021. Produced for Hollis Morgan. REF: 819536



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	75		
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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