

estate agents **auctioneers**

**hollis
morgan**



52 Homeleaze Road, Bronby, Bristol, BS10 6BZ
£285,000

A perfect starter home or investment situated on the ever popular Homelease Road

- Opportunity to Improve
- No Onwards Chain
- Driveway for 2 Cars
- Generous Garden
- Convenient Location
- Peaceful Cul-de-Sac
- Two Double Bedrooms

The Property

The property is nestled towards the end of a peaceful and quiet cul-de-sac, with views opposite featuring green woodland and the popular Filton golf club beyond. This semi-detached property provides a fantastic opportunity to develop and renovate into a stylish 2-bedroom home.

Entry to the property features an initial entrance hallway which leads on to the main reception room, towards the rear of the property is the kitchen with a back door opening out to the garden.

Upstairs on either side of the property are two double bedrooms with a generous family bathroom positioned in between them.

Outside, the garden has been decorated with patio slabs and benefits from a western orientation which pleasantly captures the afternoon/evening sun. Furthermore the driveway provides two off street parking spaces.

We believe this property presents the perfect opportunity for first-time buyers or a small family looking to shape a home to their desired taste.

Location

Situated within close proximity of major employers such as Airbus, Southmead Hospital and Cribbs Causeway whilst providing excellent transport links via the M4/5. Nearby amenities include Westbury high street and Gloucester Road which host a variety of independent bars, cafes and restaurants.

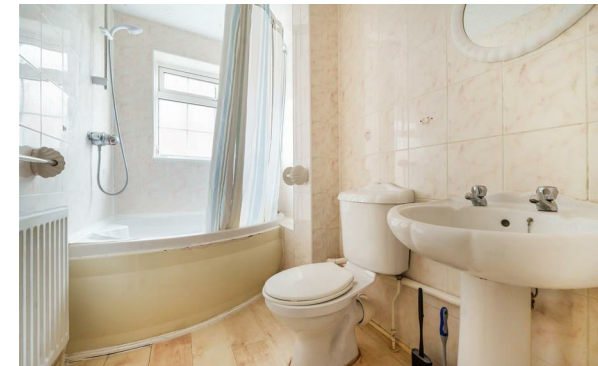
Further Information

Tenure - Freehold

Council Tax: B

Please Note

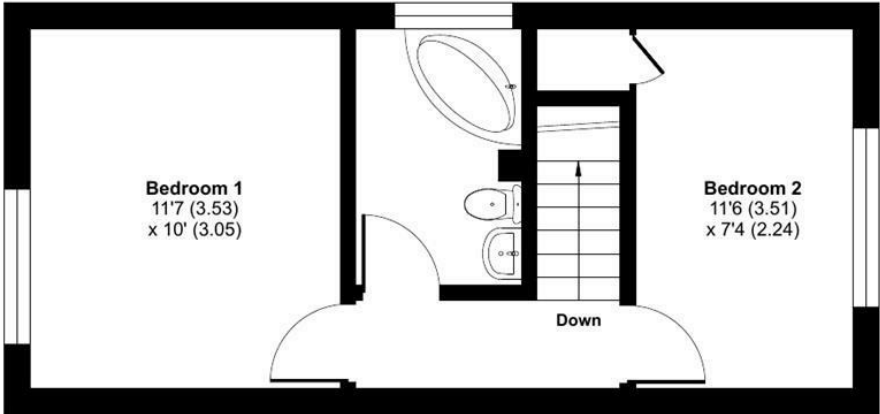
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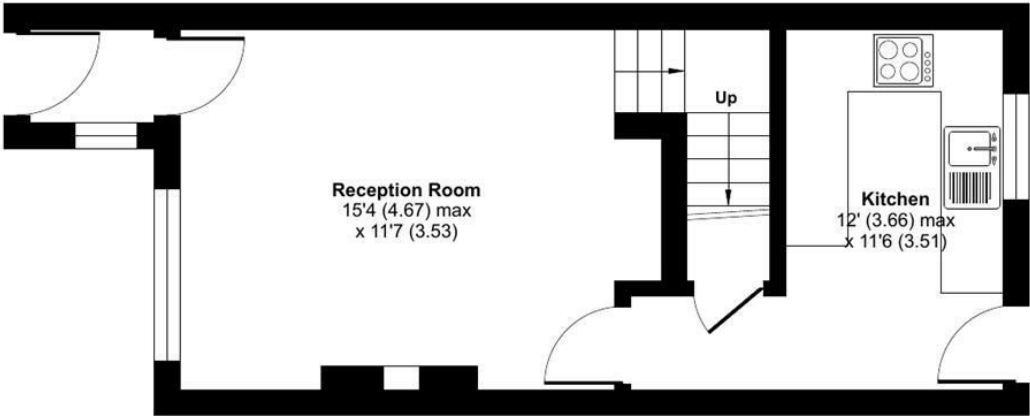
Homeleaze Road, Bristol, BS10

Approximate Area = 628 sq ft / 58.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Hollis Morgan. REF: 1038877



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Energy Efficiency Rating										
Current	Potential									
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Very energy efficient - lower running costs
 Not energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating								
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Very environmentally friendly - lower CO₂ emissions
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