estate agents auctioneers

hollis morgan

15 Passage Road, Westbury-On-Trym, Bristol, BS9 3HN

£625,000

A highly individual and spacious three story detached home with huge potential situated in the heart of Westbury-On-Trym.

- Detached Home
- Updating Required
- Four Double Bedrooms
- Self Contained Basement
- Front Garden
- Gas Central Heating
- Driveway
- Complete Chain

**The Property**

This spacious home sits on an elevated position and is accessed via an impressive central entrance hall with open tread staircase, the accommodation offers dual aspect L shaped lounge and dining area with storage, fully fitted kitchen with matching wall and base units, laminated work tops with tiled splash backs, gas hob with induction fan, integrated fridge freezer and electric oven, there is also a pantry and highly practical utility area with further appliances, gas boiler and side access. Also located on the hall floor level is further reception room/bedroom 5 and W.C.

The first floor offers an impressive landing with full height window, family bathroom with separate mains fed shower with tiled surround, bath, wash basin and W.C. All four bedrooms are well-proportioned and comfortably double rooms, No 1 prospering from a tiled en suite shower room with W.C and wash basin.

Offering access via internal staircase or external door the self-contained basement/annex area is a blank canvas and has been re-wired and plumbing prepared for potential shower room.

Outside the property offers a generous paved driveway and front garden with synthetic lawn.

**Location**

Westbury-on-Trym lies to the North West of Bristol's city centre and is advantageously placed with a host of amenities on the doorstep. These include primary schools (Elmlea and W-O-T Primary) as well as secondary schools, state and independent. There is open parkland and woodland walks with Durdham Downs and the Kings Weston Estate respectively nearby. For health and leisure there are sports clubs and tennis clubs (the closest of which is within the adjacent University campus) as well as golf courses. For the commuter there is good ease of access to the motorway networks, M5, M4, M32 and Bristol's commercial centre.

**Please Note**

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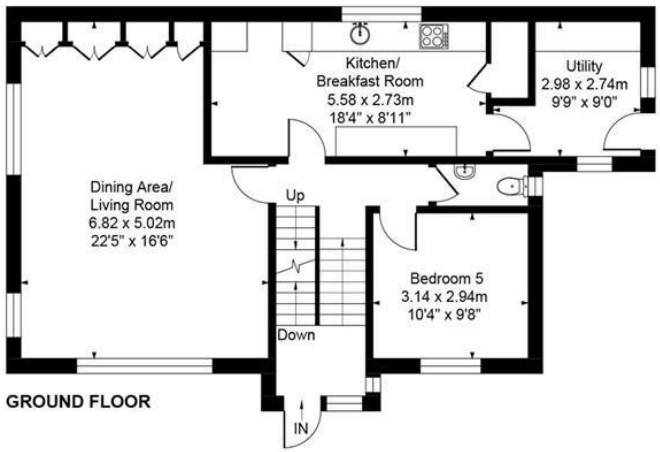
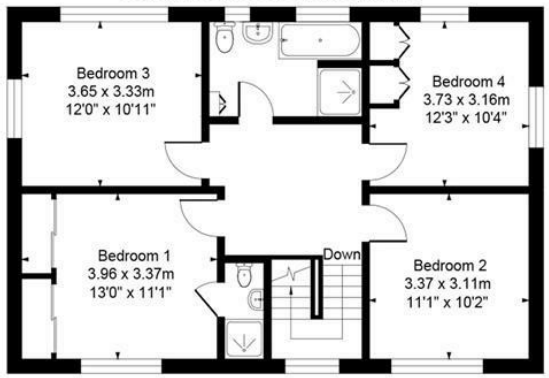
## APPROX. GROSS INTERNAL FLOOR AREA 1965 SQ FT 182.43 SQ METRES

TOTAL APPROX. 837 SQ FT 77.71 SQ METRES




GROUND FLOOR

TOTAL APPROX. 755 SQ FT 70.11 SQ METRES

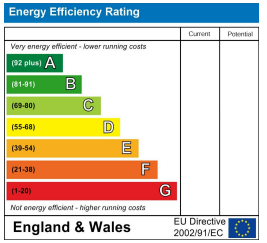


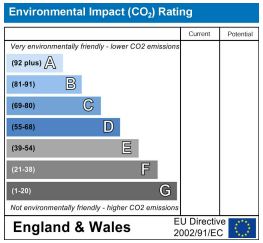

FIRST FLOOR

TOTAL APPROX. 373 SQ FT 34.61 SQ METRES

LOWER GROUND FLOOR

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





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