

estate agents **auctioneers**

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38 Farington Road, Westbury On Trym, Bristol, BS10 5BW

£500,000

A Classic 1930's semi-detached property with a generous 60ft garden and garage requiring basic updating and renovation.

- Classic 1930's Property
- Semi-Detached
- Requires Updating/Renovation
- Tremendous Opportunity
- 60 ft Garden
- Garage
- Scope for Driveway
- No Onward Chain

The Property

A fantastic opportunity to redefine this traditional 1930's semi-detached property, with vast potential to transform and refurbish into a wonderful family home in a highly popular area.

The ground floor comprises 2 bright and airy reception rooms, the living room benefiting from a bay window and feature fireplace as well as a separate fitted kitchen at the rear. This particular layout holds the prospect of re-configuring into a desirable open plan layout which fronts onto the back garden.

Leading upstairs, the accommodation offers 3 bedrooms. The master bedroom is generously sized and features a large bay window adorned with traditional stained-glass patterns. In addition, there is a second double bedroom and a 3rd room which would work perfectly as a home office.

The property has the benefit of a back and front garden which provides scope for a driveway (Subject to the local council's approval). The impressive circa 60ft rear garden consisting of mature greenery and lawn with a single detached garage.

Location

The property is situated in close proximity to various local amenities and suburbs such as Westbury On-Trym and Henleaze swimming lake. It offers close work commutes to Southmead hospital as well as Rolls Royce, MOD and Airbus in Filton. The Popular local school 'Horfield Church of England' is just a short 6 Minute walk away.

Further Information

Tenure - Freehold
Council Tax: D

Please Note

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Farington Road, Bristol, BS10

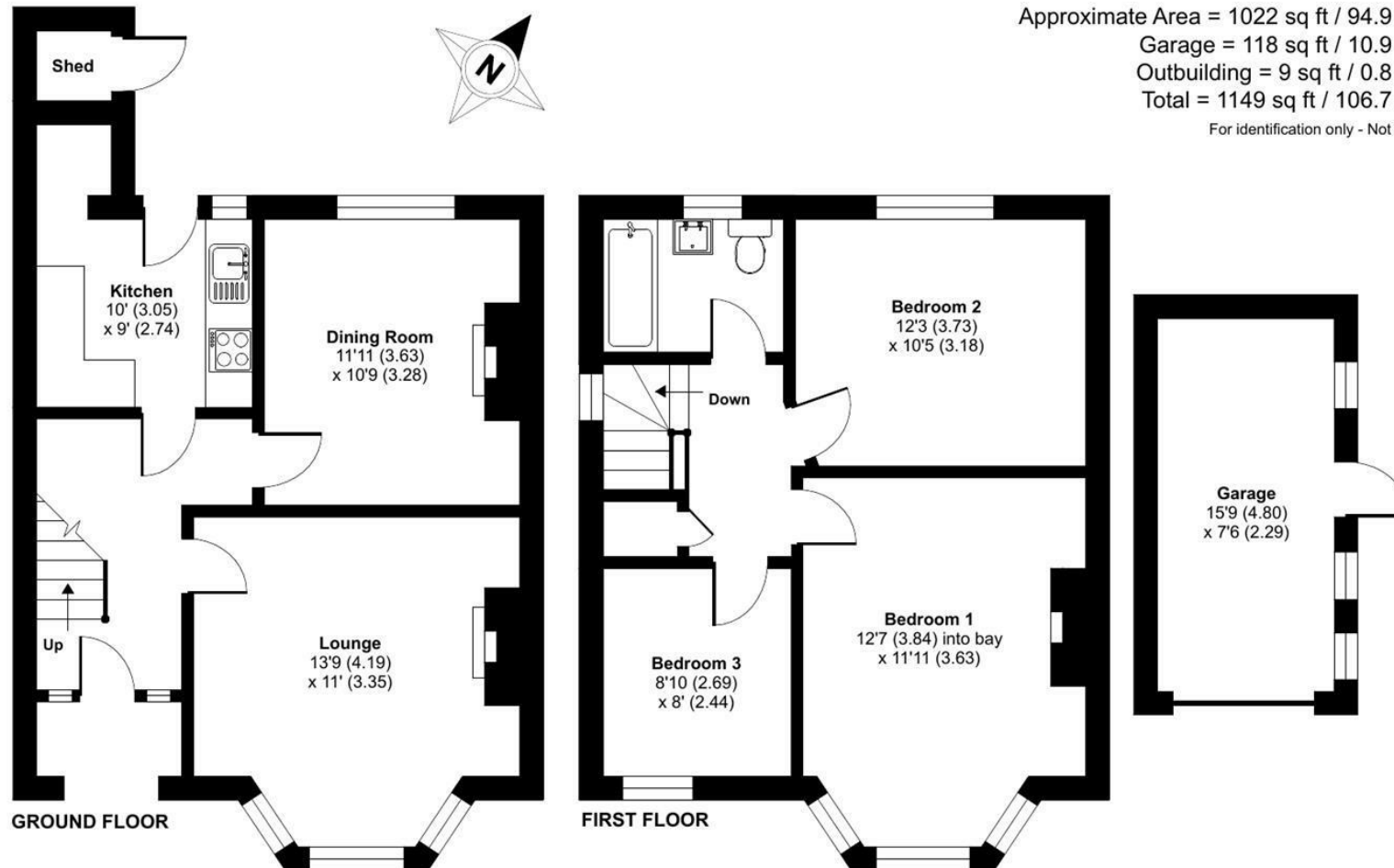
Approximate Area = 1022 sq ft / 94.9 sq m

Garage = 118 sq ft / 10.9 sq m

Outbuilding = 9 sq ft / 0.8 sq m

Total = 1149 sq ft / 106.7 sq m

For identification only - Not to scale



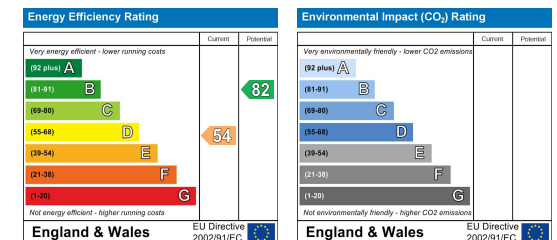
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Hollis Morgan. REF: 1058403



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