

estate agents **auctioneers**



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.

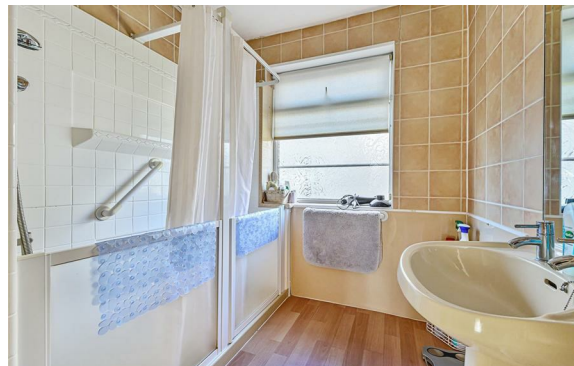
Westbury on Trym is amongst the most sought after locations in the city. Offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, 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

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