5 ***PROBATE YET TO BE GRANTED *** Rugby Road, Brislington, Bristol, BS4

£325,000

This property offers tremendous potential for a new owner to renovate and refurbish into a wonderful home yet retaining it's original charm and character.

- Victorian terrace
- Two double bedrooms
- Requires updating
- Fantastic opportunity to improve
- South facing garden
- Popular location
- No onwards chain
- Double glazed
- ***Probate yet to be applied for***

**The Property**
Situated along an attractive street of Victorian terraces in the popular suburb of Brislington, this property is coming to the market after two generations of family ownership.

Within the property, downstairs comprises a well-proportioned front reception room with a bay window, followed by a second reception room which can provide an excellent space for dining. Then, at the rear of the property is the kitchen, which has a rear door with access to the garden. Upstairs are two large bedrooms, both of which can fit double beds and ample storage, as well as a spacious bathroom with great potential.

Outside, this property includes a long rear garden which benefits from a sunny south orientation.

We strongly believe this property would be ideal for first-time buyers or investors looking for an opportunity to renovate and tailor a property to their individual style and taste.

**Location**
Located within the popular suburb of Brislington just moments from Sandy Park High Street with it's wide array of amenities. In addition Bath Road is easily accessible and provides excellent access to both Bristol City Centre (2 miles) and Bath (10 miles).

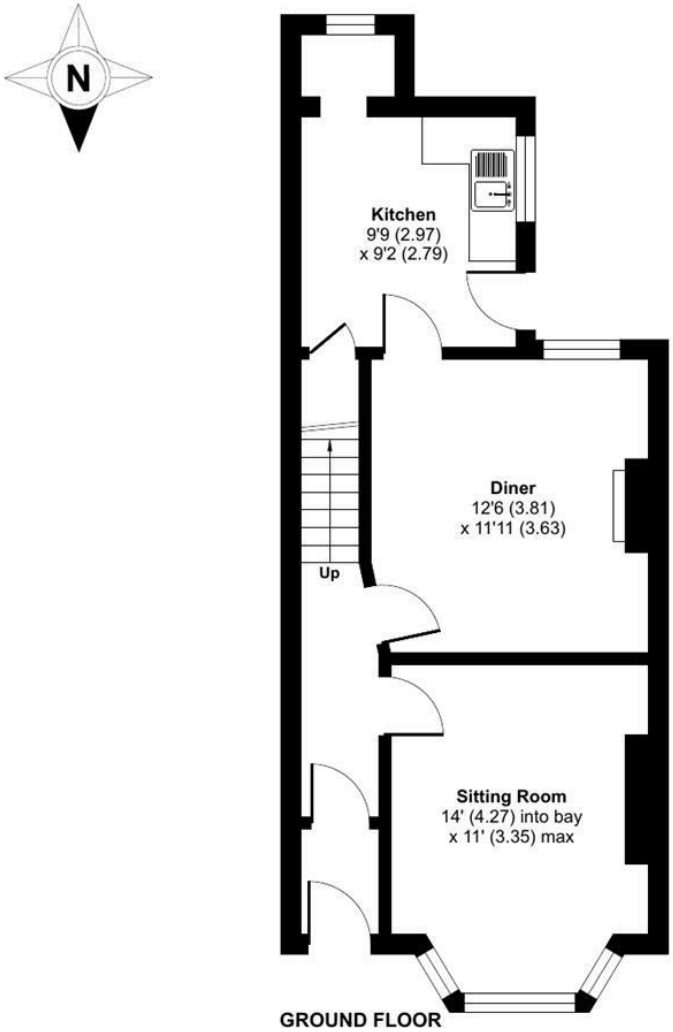
**Further Information**
Tenure - Freehold

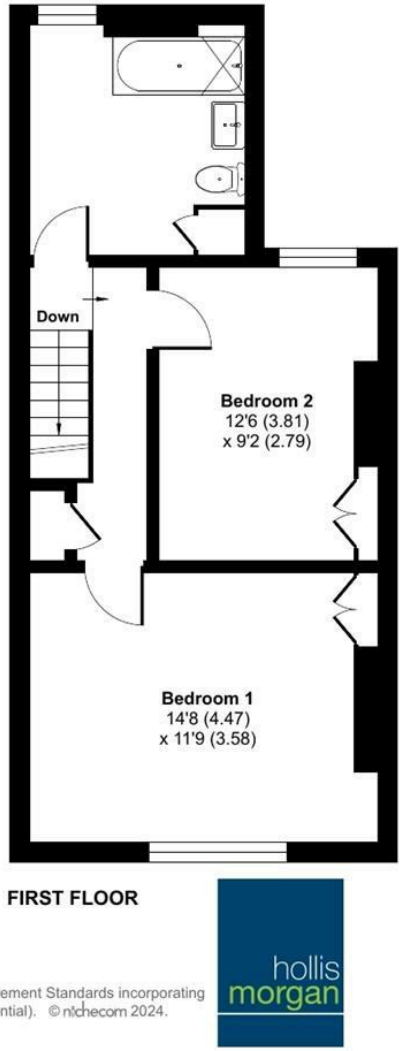
**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

# Rugby Road, Bristol, BS4

Approximate Area = 946 sq ft / 87.8 sq m

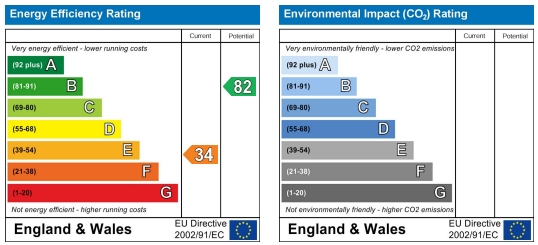
For identification only - Not to scale




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1096623





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