



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

2NG  
£325,000

This property offers tremendous potential for a new owner to renovate and refurbish into a wonderful home yet retaining its 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 its 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

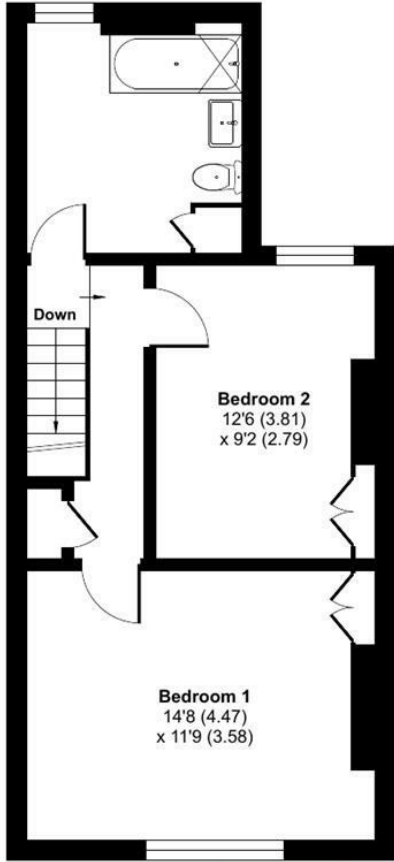
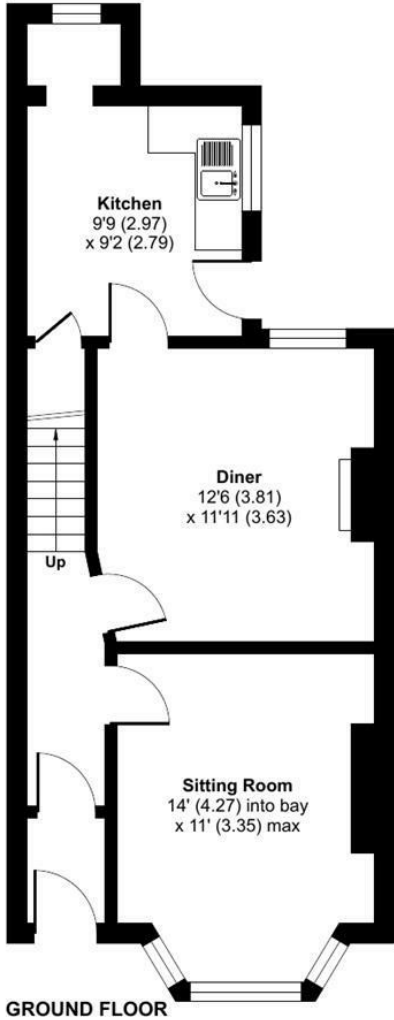
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# Rugby Road, Bristol, BS4

Approximate Area = 946 sq ft / 87.8 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). © ncheom 2024. Produced for Hollis Morgan. REF: 1096623



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>82</b>		
	<b>34</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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