estate agents auctioneers

hollis morgan

4 Grove Park Avenue, Brislington, Bristol, BS4 4JQ

Offers In Excess Of £399,950

A charming and spacious three-story Victorian home with generous rear garden, No Onward Chain.

- 3 Double Bedrooms
- Victorian Property
- Gas Central Heating
- Loft Conversion
- Landscaped Rear Garden
- No Onward Chain

The Property
This Period Victorian home presents an abundance of light and space through-out demanding someone's elegant touch and style to make it their own.
Initially as you enter the property greeting you is a lengthy hallway which leads to the first reception room, within is a feature fireplace and a large bay window allowing ample light to shine through.
As you progress further into the property is a second reception room with a period detailed ceiling rose and covings lined with wooden flooring which shows promises of a great hosting / dining space along with a warming fireplace.

The Kitchen spans the length of the rear extension offering a plentiful amount of worktop space and practicality.
Accompanied with an oven / gas hob, tiled splash-backs / floors with an under stairs cupboard which makes great use as a pantry.

Upstairs you are first welcomed by a very spacious 4-piece family bathroom laced with character and bright colour themes.
The First floor Comprises of the master bedroom which benefits from a large bay window and full width span of the property followed by the 3rd bedroom that fits a double bed if desired.
All of which have featured fireplaces.

Up to the second floor is a loft conversion which gives you bedroom 2, it has an array of space and storage with a sizable built-in wardrobe with unique space and opportunity to mould as you see fit.

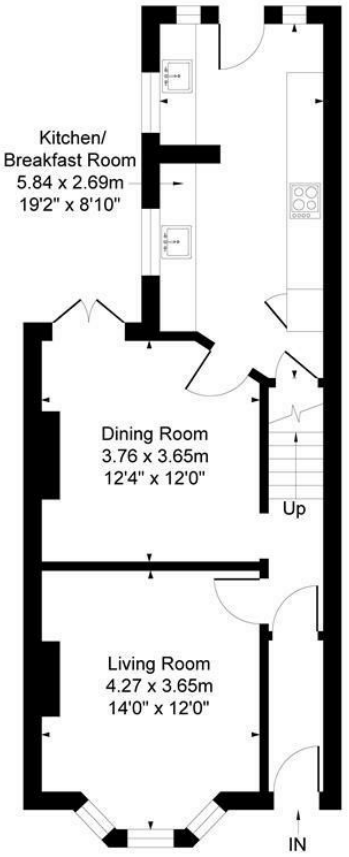
Outside
In the garden it first leads out to a decked area suitable for outdoor furniture, then a raised laid to lawn area with potential for various planters followed by a patio and shed with rear back gate to a lane that's accessible by car.

Location
No. 4 Grove Park Avenue is located within the popular suburb of Brislington just moments from Sandy Park High Street whilst the Bath Road is easily accessible and provides excellent access to both Bristol City Centre (3 miles) and Bath (10 miles).

Please Note (NB)
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.
Internal images may be for illustrative purposes and the internal appearance is a typical interior to demonstrate the feel & quality of this development.
The developer reserves the right to amend the specification as necessary without prior notice, but to an equal standard.

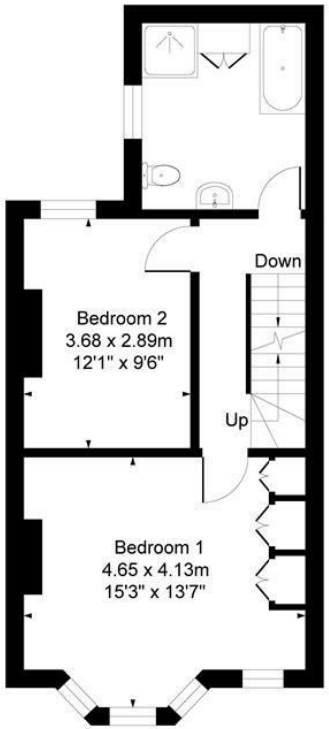
APPROX. GROSS INTERNAL FLOOR AREA 1280 SQ FT 118.99 SQ METRES

TOTAL APPROX. 536 SQ FT 49.82 SQ METRES



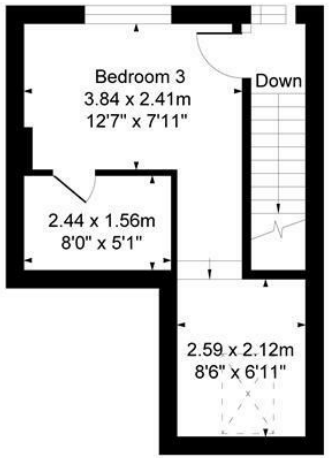
GROUND FLOOR

TOTAL APPROX. 478 SQ FT 44.42 SQ METRES



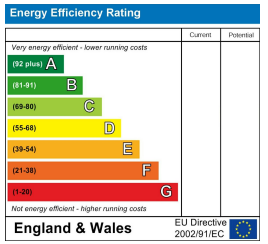
FIRST FLOOR

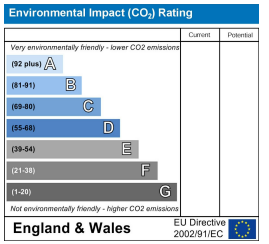
TOTAL APPROX. 266 SQ FT 24.75 SQ METRES



SECOND FLOOR

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





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