



16 Farne Close, Henleaze, Bristol, BS9 4HU

£480,000

Hollis Morgan - A delightful family home in need of updating, positioned in a cul de sac location moments from Henleaze Primary School.

### Description

A well-proportioned 1970's house located in a very quiet residential cul-de-sac yet within a few minutes of the Henleaze High Street. The deceiving spacious internal accommodation is arranged over two levels with the ground floor offering traditional entrance hall, cloakroom, adjoining living and dining room, conservatory with access to the large back garden and kitchen with door to the side of the property. The first-floor accommodation comprises 3 spacious bedrooms and large family bathroom. Outside to the front of the property is a tarmac driveway offering parking for a few vehicles. To the rear is a private, low maintenance garden with various patios, soil beds and mature shrubs and trees. The garage has a front up & over door and practical back doorway providing easy access to the garden.

### Location

The property is situated within the heart of Henleaze with an array of local amenities including convenience stores, restaurants, cafes, bars and coffee shops all available. Bristol City Centre is approximately three miles away. the property is also very close to Henleaze Infant School, St Ursula's academy and Badminton School.

### Kitchen

11'4" x 9'2" (3.46 x 2.81)

Wall and base units, laminated worktops, plumbing for dishwasher and washing machine, stainless steel sink and mixer tap, double glazed window to rear, tiled splash backs, radiator, vinyl flooring, pantry and door to rear.

### Living room

15'11" x 11'9" (4.86 x 3.6)

Gas fire, radiator, double glazed bay window to front.

### Dining Room

11'3" x 9'4" (3.45 x 2.86)

Radiator, patio doors to conservatory, folding doors to living room.

### Conservatory

9'9" x 9'0" (2.98 x 2.75)

Double glazed, tiled floor, French doors to rear/garden, power and lighting

### Cloakroom

W/C and basin.

### Bathroom

Electric shower over bath., basin, bidet and w/c, radiator, vinyl, double glazed window to rear.

### Airing cupboard

Hot water tank

### Bedroom 1

13'11" x 12'0" (4.26 x 3.68)

Built in wardrobes, double glazed window to front and radiator.

### Bedroom 2

12'3" x 11'8" (3.74 x 3.57)

Double glazed window to front. Radiator.

### Bedroom 3

8'6" x 8'0" (2.60 x 2.45)

Double glazed window to front and radiator

### Front garden

Paved area, lawn. Borders with bushes.

### Rear garden

Lawn, lower beds, green house and paved area.

### Garage

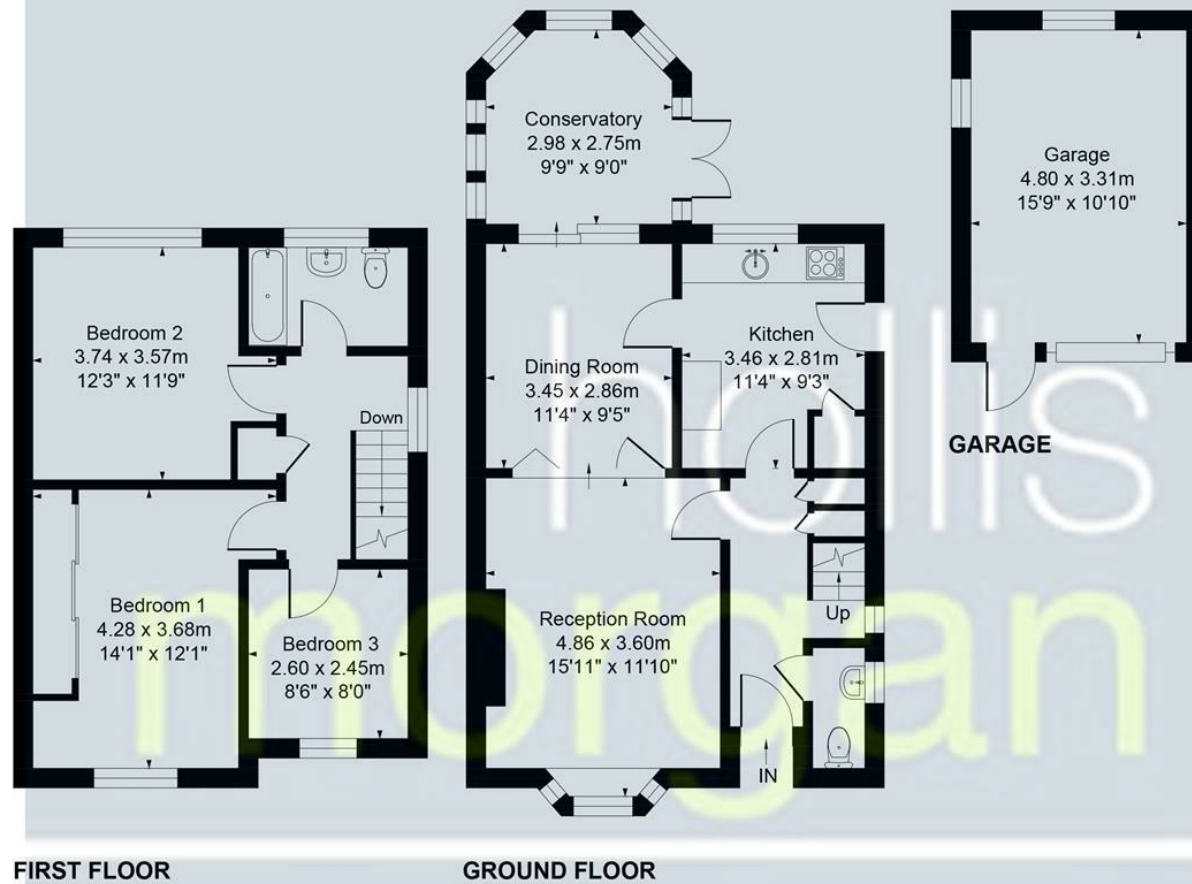
15'8" x 10'10" (4.80 x 3.31)

Up & over door, separate access and power lighting.

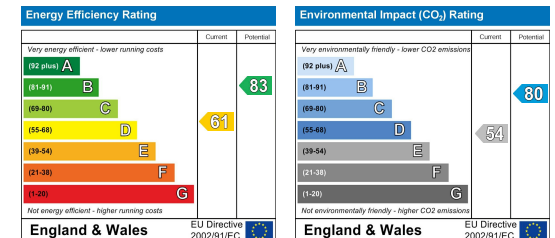


**16 Farne Close Henleaze BS9 4HU**  
**APPROX. GROSS INTERNAL FLOOR AREA 1251 SQ FT 116.19 SQ METRES**

TOTAL APPROX. 483 SQ FT 44.89 SQ METRES    TOTAL APPROX. 597 SQ FT 55.42 SQ METRES    TOTAL APPROX. 171 SQ FT 15.88 SQ METRES



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



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