estate agents auctioneers
hollis morgan
2 Pinewood Close, Westbury On Trym, Bristol, BS9 4AJ
£450,000

Hollis Morgan - In need of MODERNISATION, this property has lots of POTENTIAL to become a lovely FAMILY HOME within easy WALKING DISTANCE of the huge range of shops and cafes the Village of WESTBURY ON TRYM has to offer. CHAIN FREE.

- In Need of Modernisation
- Three Bedrroms
- Two Reception Room
- Conservatory
- Garage
- Off Road Parking
- Gas Central Heating
- Double Glazed
- Walking Distance to Westbury on Trym
- Chain Free

The Property
Although now in need of modernisation throughout, the property has been lovingly looking after and provides a fantastic opportunity to make this home your own in a quiet cul de sac within walking distance of the ever desirable village of Westbury on Trym.
The property is chain free and would make an exceptional family home in a hugely popular area.

The ground floor comprises a large double aspect living room which spans the depth of the property with access to a conservatory to the rear.
There is an additional reception room as well as a separate kitchen which provides ample storage space, plumbing for washing machine and large walk in pantry.

Upstairs there are 3 generous bedrooms, large family bathroom and permanent ladder to the attic space.

Subject to the relevant permissions, there is huge development potential such as extending to the side and converting the attic.

Externally there is a block paved driveway and mature garden to the front as well as a low maintenance paved garden to the rear which provides pleasant Westerly views from the elevated position.

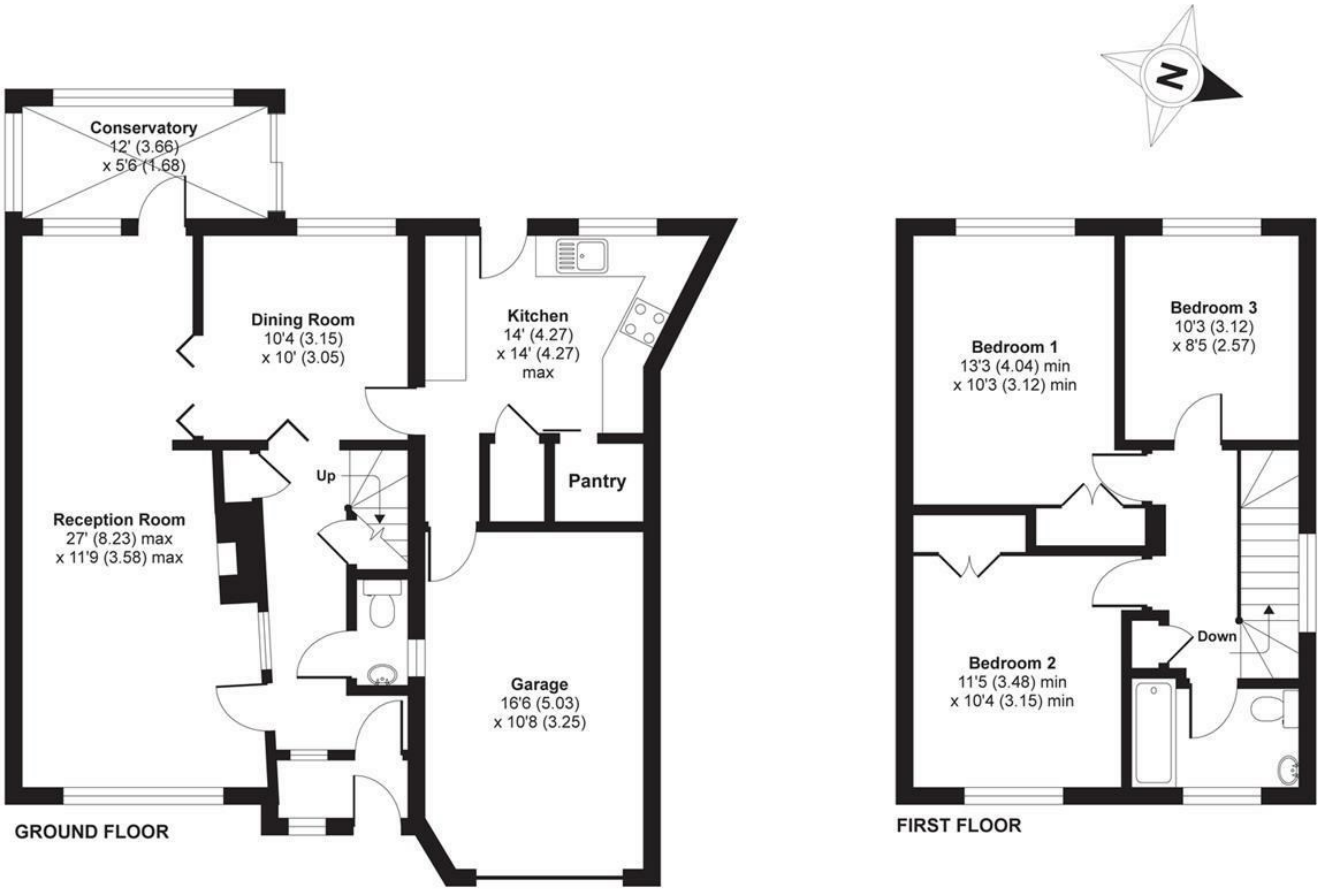
Location - Westbury On Trym
Pinewood Close is a quiet cul de sac on the outskirts yet within walking distance of all the amenities the Village of Westbury on Trym has to offer.

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.

We endeavour to make our sales details accurate and reliable 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. 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.

Pinewood Close, Bristol, BS9

APPROX. GROSS INTERNAL FLOOR AREA 1464 SQ FT 136 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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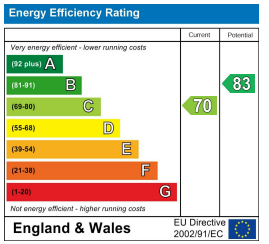

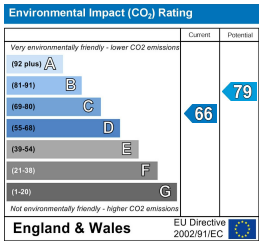

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