



MAGGS
& ALLEN

168B HENLEAZE ROAD
HENLEAZE, BRISTOL, BS9 4NE
Asking Price £180,000

A fantastic opportunity to purchase a two-bedroom bungalow tucked away behind Henleaze Road, within a stone's throw of the locality's shops, cafe's and amenities. Whilst in need of refurbishment, the property benefits from private access, two double bedrooms and an open-plan living space. Offered to the market with no onward chain.

Approach

From Henleaze Road, a tarmac path runs behind the shops, and leads to the front door of the property.

Property Description

The front door opens into the main reception/kitchen area, with a window to front allowing for natural light to fill the room. The living space is generous, with laminate flooring throughout and a fitted kitchen.

Adjacent to the living space, you will find two sizeable bedrooms, both doubles with double-glazed windows, offering a clean slate for redecoration.

A hallway runs from the reception room to the bathroom, which currently comprises a three-piece suite of bath, toilet and sink. Sitting just before the bathroom is an airing cupboard, which currently houses the immersion hot water cylinder.

Location

Henleaze is a suburban gem with good quality housing largely developed in the 1930s, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Horfield Common, and of course the Downs - offering residents a wealth of picturesque walks.

The bustling Henleaze Road high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema sat on Northumbria Drive. North View, located at the end of Northumbria Drive is home to highly regarded Little French and Prego restaurants.

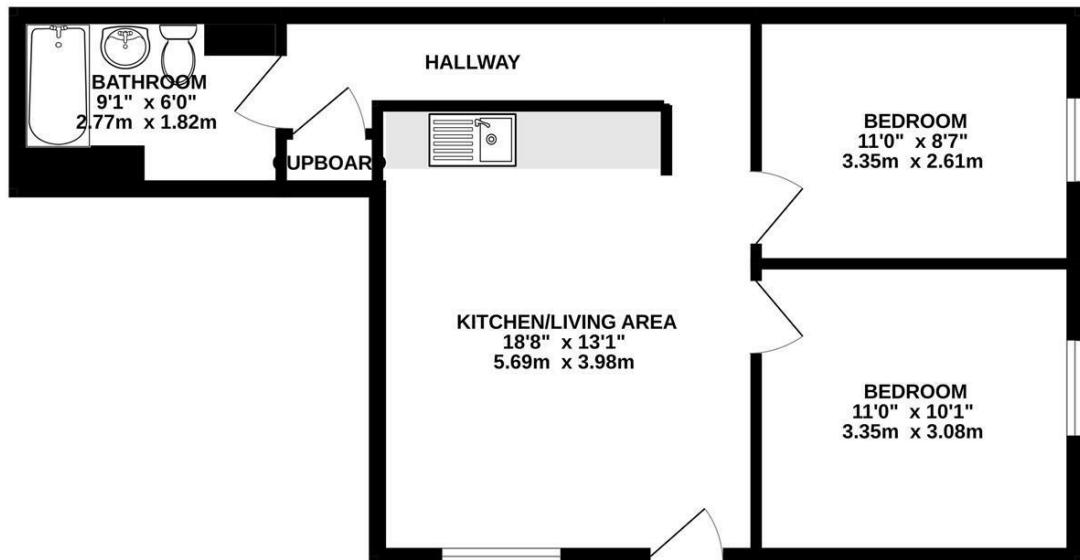
The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, Henleaze offers a blend of residential charm and superb convenience.

Tenure

We understand there are 989 years remaining on the current lease. We are told there are no applicable service charges, however this should be checked by your legal advisor.



GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 514 sq.ft. (47.7 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Two double bedroom, end-terrace bungalow
- Located just off Henleaze Road, close to shops and amenities
- Fantastic investment opportunity
- In need of refurbishment throughout
- Single storey, with its own private entrance
- Offered to the market with no onward chain

Guide Price: £180,000

Tenure: Leasehold

Council Tax Band: B

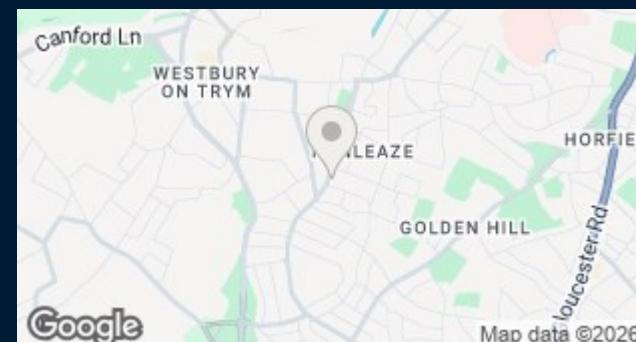
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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