



MAGGS
& ALLEN

11 HOLMES GROVE
HENLEAZE, BRISTOL, BS9 4ED
Guide Price £690,000

A fantastic opportunity to modernise & renovate this large semi-detached dormer bungalow on one of the premier roads in Henleaze. The property has incredibly flexible accommodation and is currently arranged as bathroom and 4 bedrooms to the first floor, one of which is used as a utility room. To the ground floor; kitchen, along with downstairs shower room and 4 generous reception rooms, 2 of which are currently used as double bedrooms. To the rear is a generous garden. The property is being sold with no onward chain.

Summary

You enter the property through the porch, which has original stained-glass windows, and this then leads to the two reception rooms at the front, which are currently used as bedrooms. Both are spacious and one of them has built in wardrobes, providing plenty of storage and the other has a large bay window, providing light throughout. There is a good-sized dining room which leads onto the galley kitchen which could profit from modernisation and provides access to the rear garden. Further benefits downstairs include, a bathroom, another room which is currently used as storage and houses the boiler, plus understairs storage. Upstairs, there are three well-proportioned bedrooms and there is another bathroom with a bath, sink & W.C.

There is a large garden at the rear which would benefit from landscaping but offers buyers plenty of potential to add their own stamp to the property. Currently, there is a front garden which could be turned into a driveway, offering plenty of off-street parking.

Schools

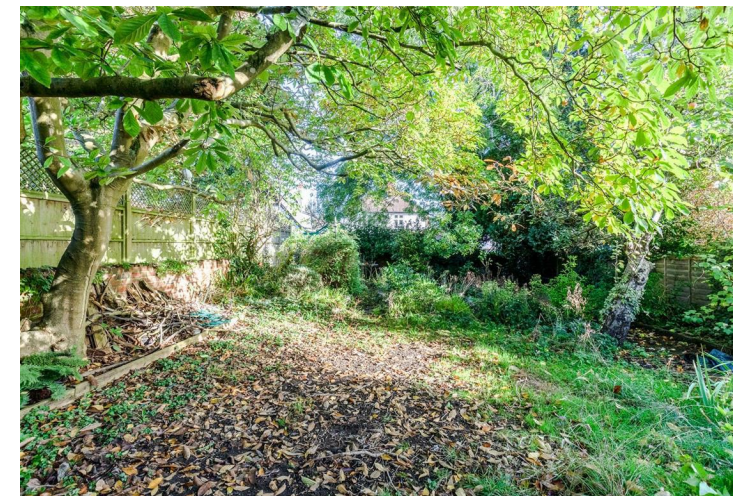
St Ursula's E-ACT Academy approx. 0.3km
Henleaze Junior School approx. 0.4km
Henleaze Infant School approx. 0.4km
Elmlea Infant School approx. 0.7km
Elmlea Junior School approx. 0.8km

Location

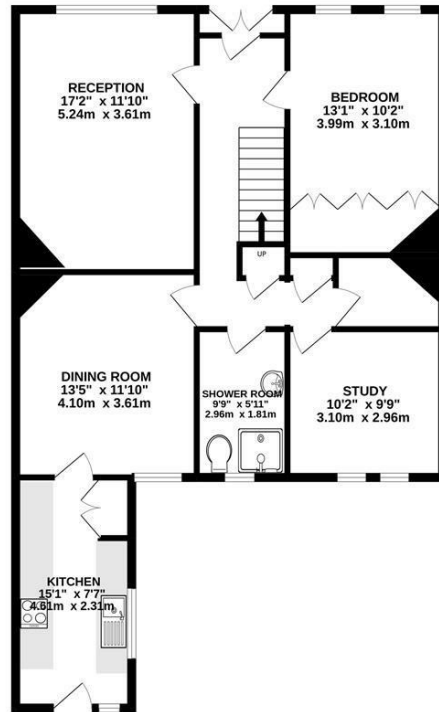
Holmes Grove is a highly regarded and extremely desirable address within Henleaze, located just off Henleaze High Street. Within very close proximity there are many amenities on Henleaze Road, including traditional high street shops such as a greengrocers, butchers, bakers, cafes and restaurants. There is a Waitrose and a local cinema as well as good local transport links to Bristol City Centre and to the M4/M5 motorway networks.

Directions

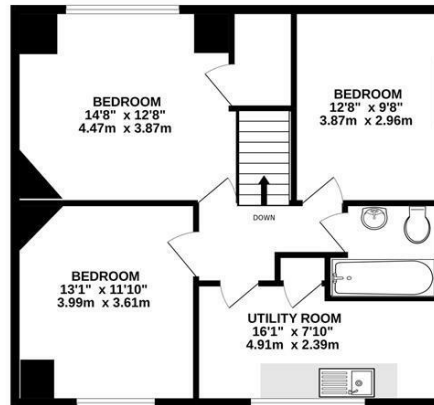
From the Maggs & Allen office on Northumbria Drive, head towards Henleaze. Go straight across the mini roundabout onto Henleaze Road. Turn right onto Holmes Grove.



GROUND FLOOR
953 sq.ft. (88.6 sq.m.) approx.

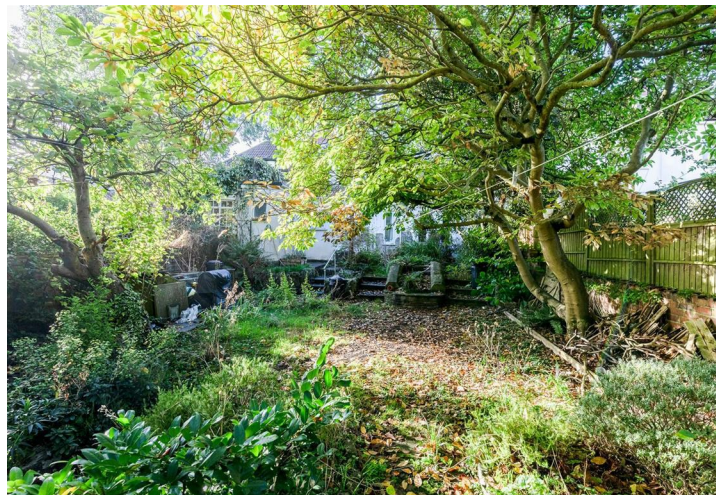


1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1615sq.ft. (150.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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- A semi-detached dormer bungalow
- 3 Bedrooms
- Large rear garden
- No onward chain

Guide Price: £690,000

Tenure: Freehold

Council Tax Band: E

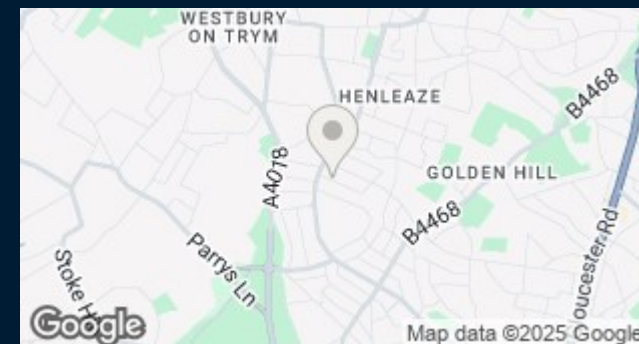
EPC Rating: E

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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Regulated by RICS



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