

*Proud to be
Independent &
Family Run*

JeffreyRoss
& THE PROPERTY OUTLET



SOUTHMEAD ROAD
WESTBURY-ON-TRYM

SOUTHMEAD ROAD

WESTBURY-ON-TRYM, BS10 5EN -
£260,000

Located on Southmead Road with three neighbouring properties on the market. This is a great investment opportunity.

In need of modernisation, the property benefits from a generous living space and features a reception room to the front of the property and a dinning room leading to a fitted kitchen to the rear.
Upstairs the house comprises two spacious bedrooms and a shower room& W/C, ideal for a small family or couple.

One of the standout features of this property is the parking space available for one vehicle, a valuable asset in this location. The proximity to Southmead Hospital makes it particularly appealing for those working in the healthcare sector or anyone who appreciates the convenience of nearby amenities.

Westbury-On-Trym is known for its vibrant community and excellent local facilities, including shops, schools, and parks, all within easy reach. This property presents an excellent opportunity for those looking to settle in a welcoming neighbourhood.

Contact us today to book your viewing.

 2 bedroom(s)

 1 bathroom(s)

 796.00 sq ft

ENTRANCE HALL

LIVING ROOM
3.94m x 3.17m (12'11" x 10'4")

DINING ROOM
3.94m x 3.15m (12'11" x 10'4")

KITCHEN
2.10m x 2.13m (6'10" x 6'11")

BEDROOM ONE
3.94m x 3.17m (12'11" x 10'4")

BEDROOM TWO
2.99m x 3.15m (9'9" x 10'4")

BATHROOM
2.10m x 2.13m (6'10" x 6'11")

GARDEN
South East facing garden

DRIVEWAY
Driveway parking for one car

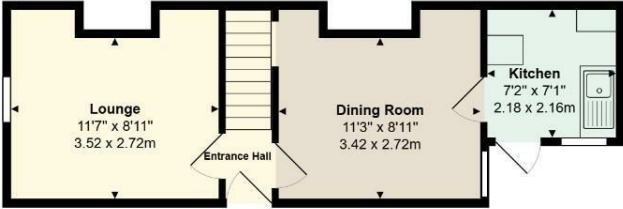
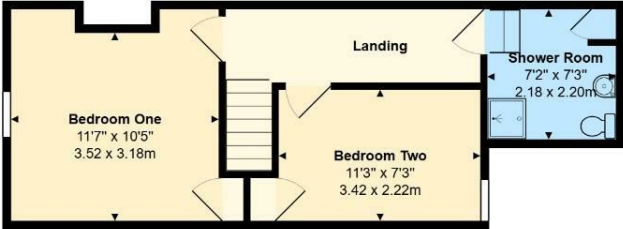
TENURE
We are informed that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX
Band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Southmead Road, Southmead, Bristol, BS10 5EN



Total Area: 797 ft² ... 74.0 m²
All measurements are approximate and for display purposes only