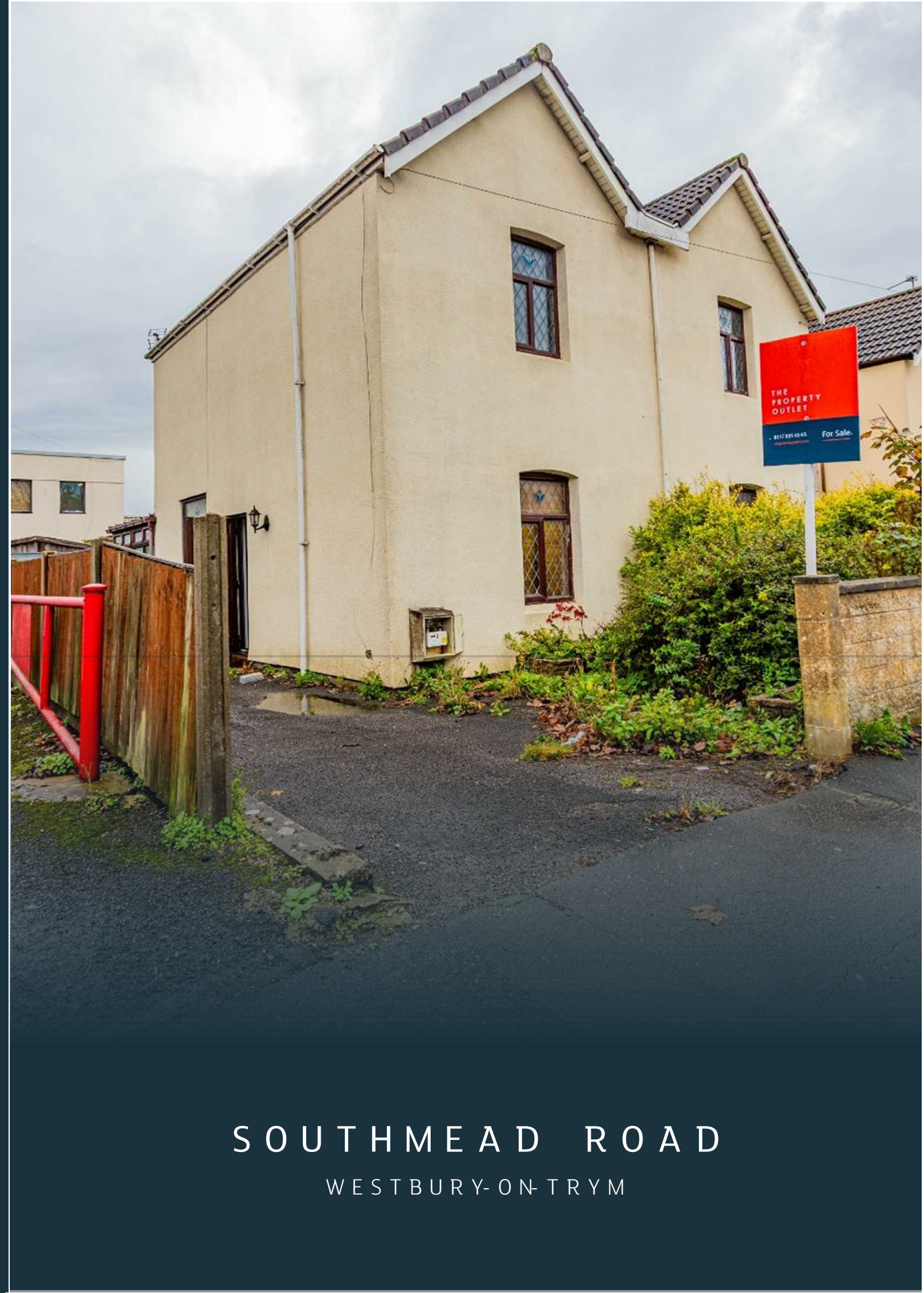


*Proud to be  
Independent &  
Family Run*

**JeffreyRoss**  
& THE PROPERTY OUTLET



SOUTHMEAD ROAD  
WESTBURY-ON-TRYM



ENTRANCE HALL  
LIVING ROOM  
KITCHEN  
BEDROOM ONE  
BEDROOM TWO  
BATHROOM  
CONSERVATORY  
GARDEN  
GARAGE





## SOUTHMEAD ROAD

WESTBURY-ON-TRYM, BS10 5EN -  
£260,000 FREEHOLD

 2 Bedroom(s)  1 Bathroom(s)  742.71 sq ft

FULL DETAILS COMING SOON

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 with 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.



### COUNCIL TAX BAND - B

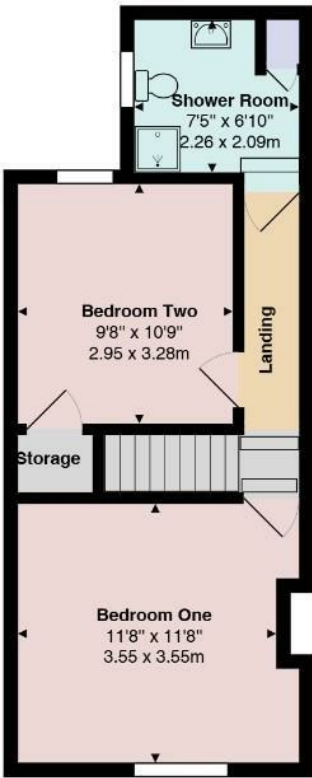
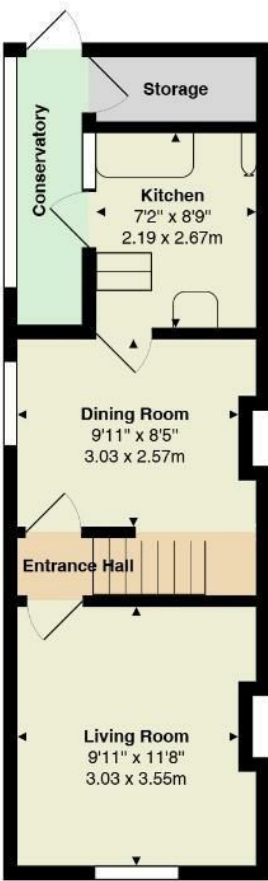
- 742.71 SQ FT
- Full Details Coming Soon
- Close To Local Amenities
- Garage
- Investment opportunity
- Close To Southmead Hospital

### PROPERTY SPECIALIST

Ms Ashton Jones  
a.jones@thepropertyoutlet.com  
Branch manager



Southmead Road, BS10 5EN



Total Area: 829 ft² ... 77.0 m²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>77</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>52</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |