



BROOMHILL ROAD
BROOMHILL, BRISTOL, BS4 4SQ

£375,000



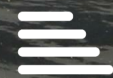
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GROUND FLOOR

Porch

Hall

Lounge

12'4 x 11'11

Dining Room

12'2 x 10'5

Sitting Room

15'9 x 11'9

Kitchen

12'1 x 7'4

Utility Room

Shower Room

6'9 x 4'6

Conservatory

16'7 max x 15'10 max

FIRST FLOOR

Landing

Bedroom One

15'3 x 11'9

Bedroom Two

12'2 x 12'2

Bedroom Three

12'4 x 10'11

Bedroom Four

8'10 x 6'11

Bedroom Five

9'1 x 6'6

Shower Room

5'8 x 5'8

Shower Room

5'5 x 4'8

EXTERNAL

Front Garden

Rear Garden

Garage

Off Road Parking



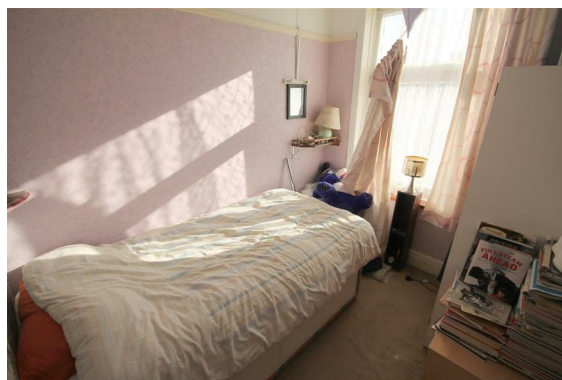
A Five-Bedroom Extended End-Terrace Home to be sold with NO ONWARD CHAIN!

This well-loved family home of many years presents a fantastic opportunity for a variety of buyers, from those seeking to create their dream residence to investors and developers. The property offers immense potential with the scope to tailor it to individual needs and preferences.

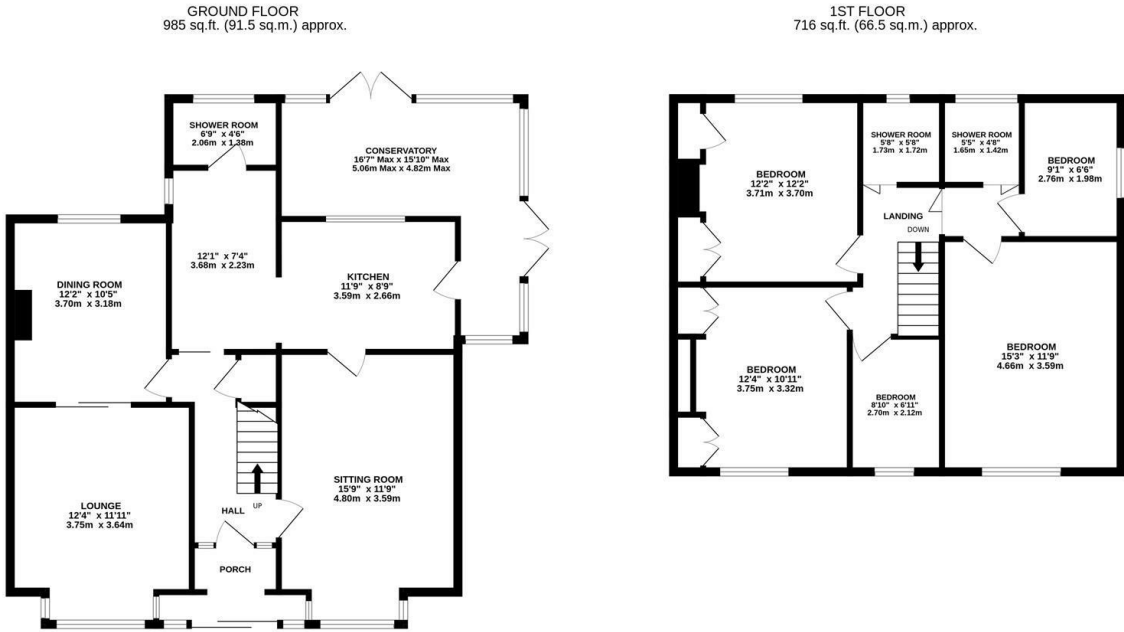
The ground floor boasts three distinct reception rooms. The lounge, with its charming bay window to the front elevation, provides a bright and welcoming space. Sliding doors seamlessly connect this room to the adjacent dining room, ideal for entertaining. A further reception room, situated to the right of the hallway, offers additional flexible living space. The kitchen, currently configured in an L-shape, features a range of wall and base units with integrated appliances including an electric hob and eye level oven plus space for a dishwasher, washing machine and fridge-freezer. Conveniently located doors lead from either end of the kitchen to a ground floor shower room and a substantial conservatory. This conservatory wraps around the side and rear of the property with two sets of French doors providing access to the garden and creating a bright and airy atmosphere.

The first floor comprises five bedrooms, three of which are generously proportioned doubles. Two separate shower rooms serve the bedrooms on this level.

Externally, the low-maintenance rear garden is primarily paved, featuring several raised beds and providing a blank canvas for landscaping enthusiasts. Off-road parking for two vehicles is available to the rear of the property, complemented by a detached garage equipped with power, light and a useful personnel door to the garden.



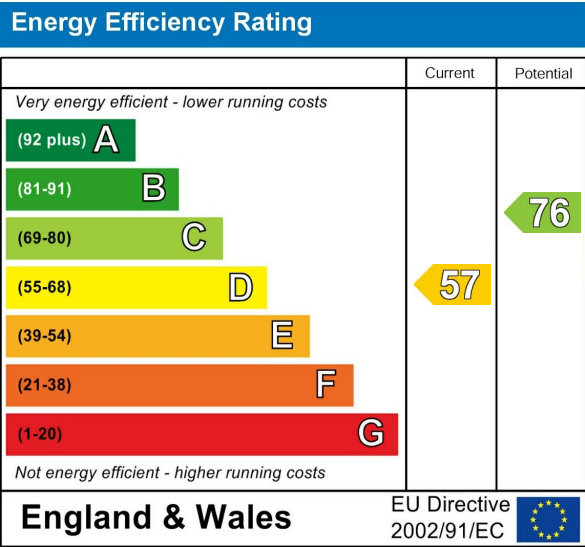
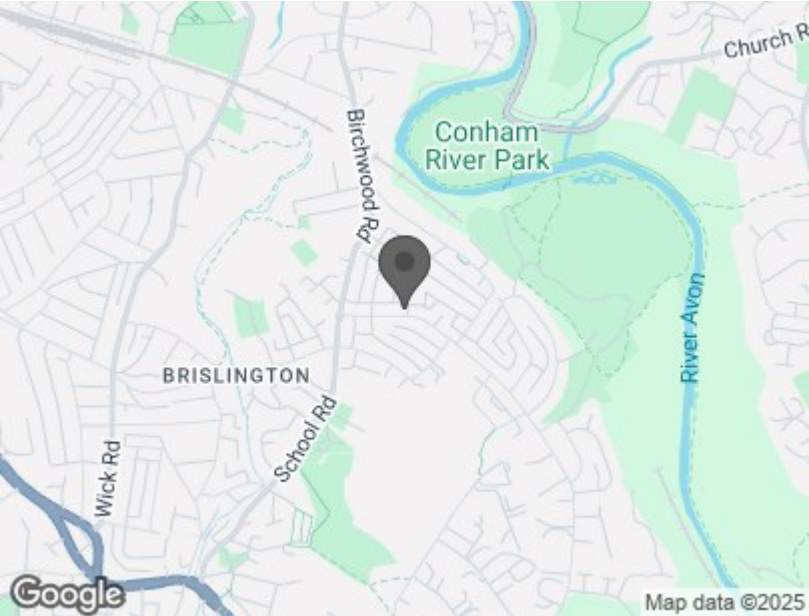
FLOOR PLAN



TOTAL FLOOR AREA : 1701 sq.ft. (158.1 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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AREA MAP



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