



Rockleaze Avenue, Sneyd Park, Bristol

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A well proportioned family home, of circa 2600 sq.ft, with four bedrooms, south-east facing garden and off-street parking. In need of refurbishment throughout.

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### The Property

Throughout the home there are plenty of retained, original features including the fireplaces, sash windows and cornicing. The large sash windows allow the home to be flooded with natural light and the tall ceilings create a spacious environment.

In need of modernisation and refurbishment, this has been a well-loved family home for the past 60 years and is now available with no onward chain.

The property is well proportioned for family living and is arranged over 3 floors: the hall floor level hosts 2 large reception rooms, a large landing and WC; the bedrooms are located on the second floor, which comprises 4 bedrooms, a bathroom and WC, and access to the attic; the ground floor hosts the current kitchen, dining room, ample storage and an internal garage.





## Outside

The garden at the rear faces southeast and has a lawn with mature, established shrubs and trees and a courtyard area. There is access to the garden via the kitchen on the ground floor. At the front of the property is access to the internal garage and additional off-street parking.

## Location

Well positioned in the heart of Sneyd Park on a charming terrace of Victorian family homes, located on a treelined residential street, just around the corner from Clifton Downs.





## Property information

**Local Authority:** Bristol City Council

**Tenure:** Freehold

**Council Tax Band:** F

**EPC:** F

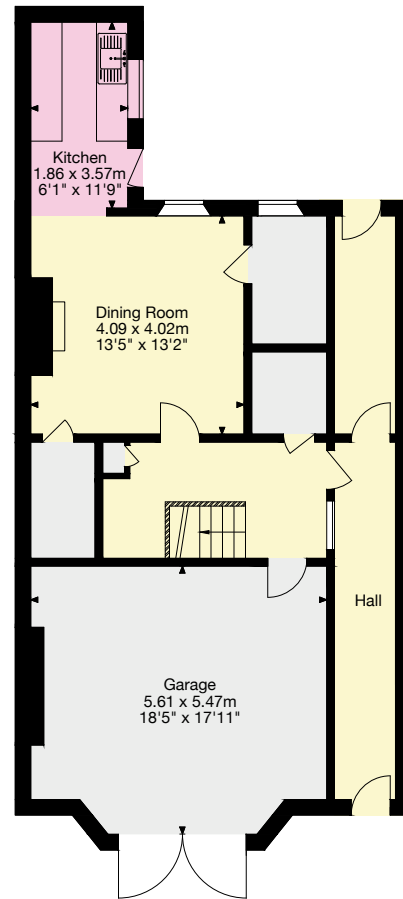
**Offers in Excess of:** £1,000,000



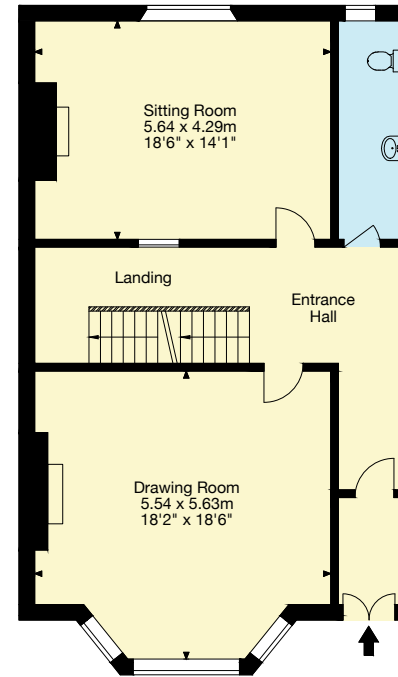
## Approximate Gross Internal Floor Area

Total Area = 247 sq m / 6,658 sq ft

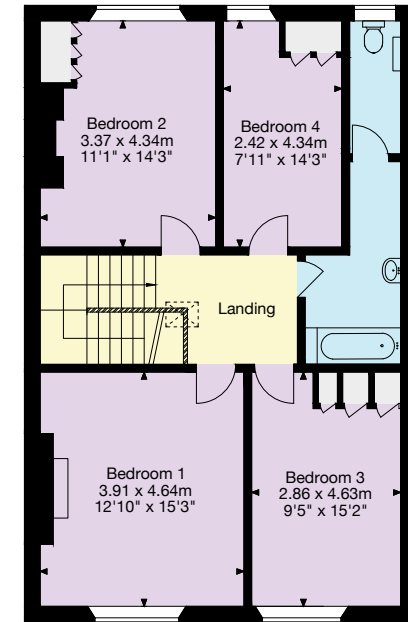
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [July 2024]. Photographs and videos dated [July 2024].

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