

estate agents **auctioneers**

**hollis
morgan**



38 Farington Road, Westbury On Trym, Bristol, BS10 5BW

£500,000

A Classic 1930's semi-detached property with a generous 60ft garden and garage requiring basic updating and renovation.

- Classic 1930's Property
- Semi-Detached
- Requires Updating/Renovation
- Tremendous Opportunity
- 60 ft Garden
- Garage
- Scope for Driveway
- No Onward Chain

The Property

A fantastic opportunity to redefine this traditional 1930's semi-detached property, with vast potential to transform and refurbish into a wonderful family home in a highly popular area.

The ground floor comprises 2 bright and airy reception rooms, the living room benefiting from a bay window and feature fireplace as well as a separate fitted kitchen at the rear. This particular layout holds the prospect of re-configuring into a desirable open plan layout which fronts onto the back garden.

Leading upstairs, the accommodation offers 3 bedrooms. The master bedroom is generously sized and features a large bay window adorned with traditional stained-glass patterns. In addition, there is a second double bedroom and a 3rd room which would work perfectly as a home office.

The property has the benefit of a back and front garden which provides scope for a driveway (Subject to the local council's approval). The impressive circa 60ft rear garden consisting of mature greenery and lawn with a single detached garage.

Location

The property is situated in close proximity to various local amenities and suburbs such as Westbury On-Trym and Henleaze swimming lake.

It offers close work commutes to Southmead hospital as well as Rolls Royce, MOD and Airbus in Filton.

The Popular local school 'Horfield Church of England' is just a short 6 Minute walk away.

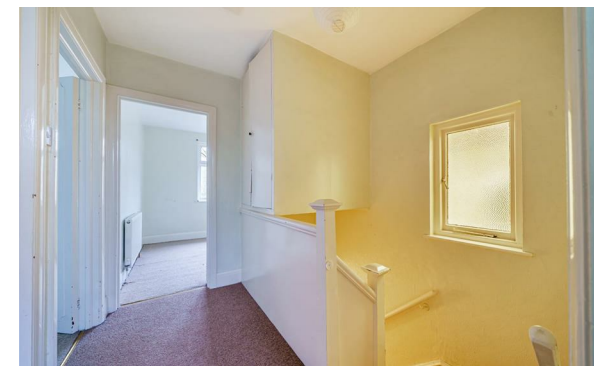
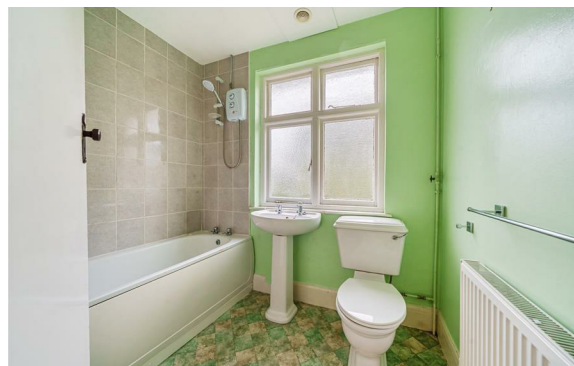
Further Information

Tenure - Freehold

Council Tax: D

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



Farington Road, Bristol, BS10

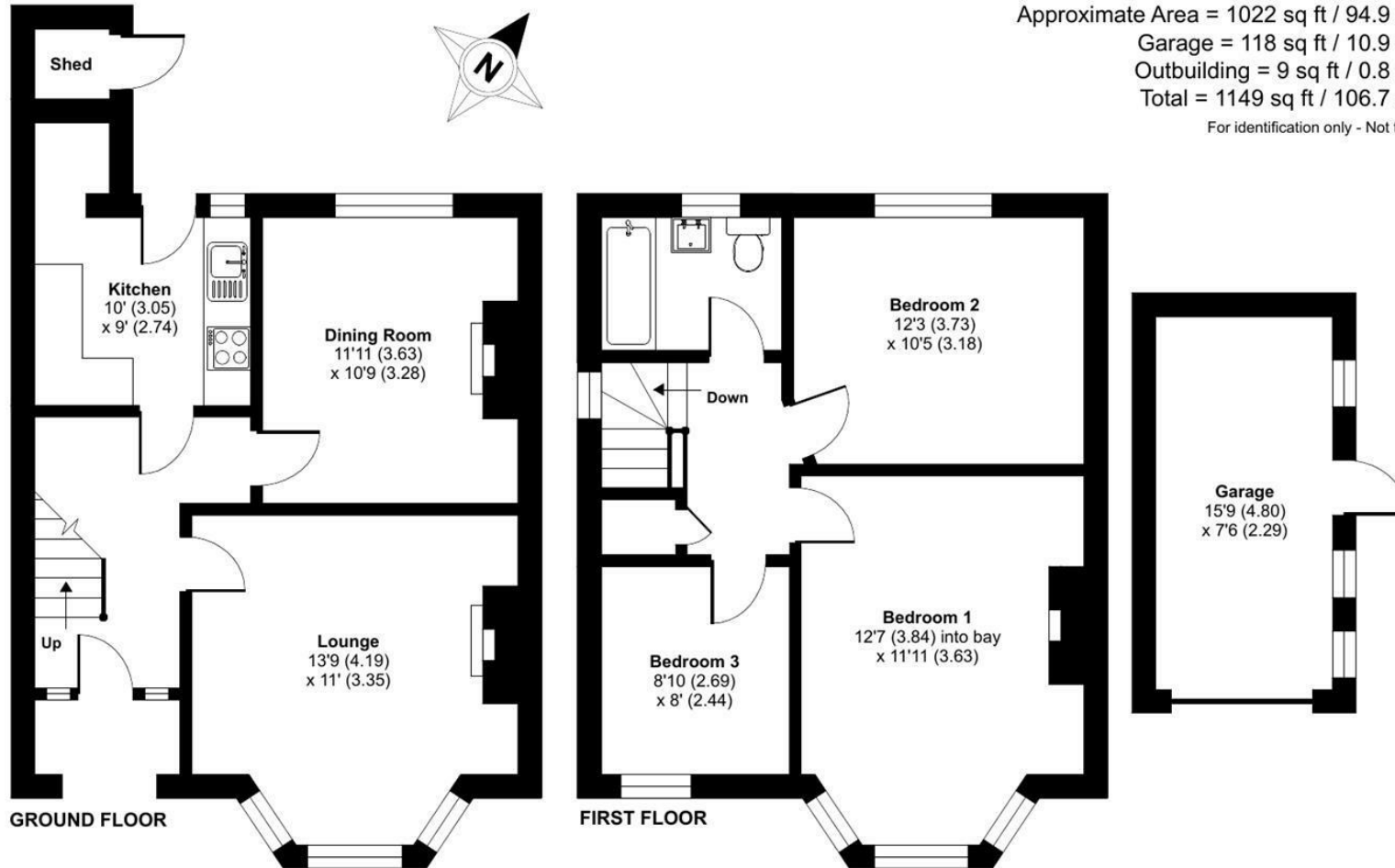
Approximate Area = 1022 sq ft / 94.9 sq m

Garage = 118 sq ft / 10.9 sq m

Outbuilding = 9 sq ft / 0.8 sq m

Total = 1149 sq ft / 106.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Hollis Morgan. REF: 1058403



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	82		
	54		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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