

estate agents **auctioneers**



46 Aylesbury Crescent, Bedminster, Bristol, BS3 5NW

£350,000

**SUBSTANTIAL DEPOSIT/ CASH BUYERS - A substantial three bedroom family home in need of renovation.**

- Renovation Project
- Huge Potential
- Three Bedrooms
- Gas Central Heating
- No Onward Chain
- Generous Garden

#### **The Property**

This mid terrace 1920's/30s property is situated in a highly popular crescent and is in need of complete renovation throughout. The property briefly comprise open open lounge/dining area, separate kitchen, family bathroom and three well appointed bedrooms. To the outside is a generous front and rear garden.

Given the condition of the property we should note any potential purchasers will need a sizeable mortgage deposit to satisfy potential lenders.

#### **Location**

Located in one of Bristol's most sought after and popular locations, there is a vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate, Manor Woods Valley, Colliter's Brook and Greville Smyth Park. This property has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol. This Southville location offers the flourishing independent shops, bars, cafes and restaurants of North Street including the popular Tobacco Factory.

#### **Further Information**

Freehold.

Council Tax Band - C

#### **Please Note**

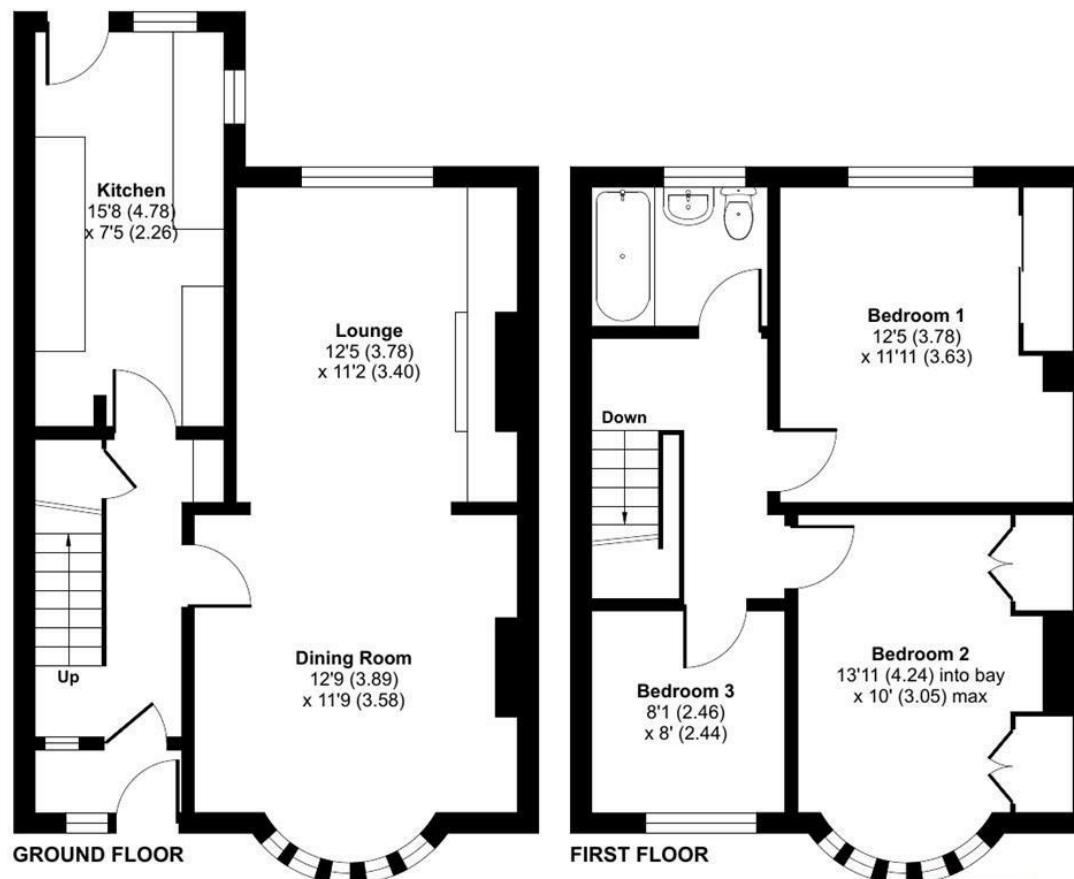
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# Aylesbury Crescent, Bedminster, Bristol, BS3

Approximate Area = 1018 sq ft / 94.5 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). © nchecom 2024. Produced for Hollis Morgan. REF: 1181365

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/81/EC			

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