

estate agents **auctioneers**

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32 Russell Grove, Westbury Park, Bristol, BS6 7UF

£535,000

A well located and practically appointed two bedroom bungalow with detached garage moments from Henleaze Primary School and High Street. Updating required. No Onward Chain.

- Updating Required
- Huge Potential
- Two Double Bedrooms
- Detached Garage
- Generous Garden
- Gas Central Heating
- No Onward Chain

The Property

Offering exciting potential this semi detached bungalow it set over one level with flexible accommodation, two generously proportioned bedrooms front the property with a reception room and bathroom suite at the heart. A fitted kitchen over looks the rear garden which leads to a conservatory. Outside the property offers a mature lawned rear garden. Further benefits include a detached garage.

Location

Westbury Park is amongst the most sought after locations in the city. Offering a mix of suburban convenience with open green spaces including The Downs, Durdham Downs and Redland Green Park, excellent amenities in Westbury Park, Whiteladies Road and Gloucester Road providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Westbury Park Primary school, Redland Green Secondary school, Badminton, Redmaids and St Ursula's Academy and excellent access to the City.

Other Information

Leasehold.

Management Fee:

Council Tax Band: 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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.



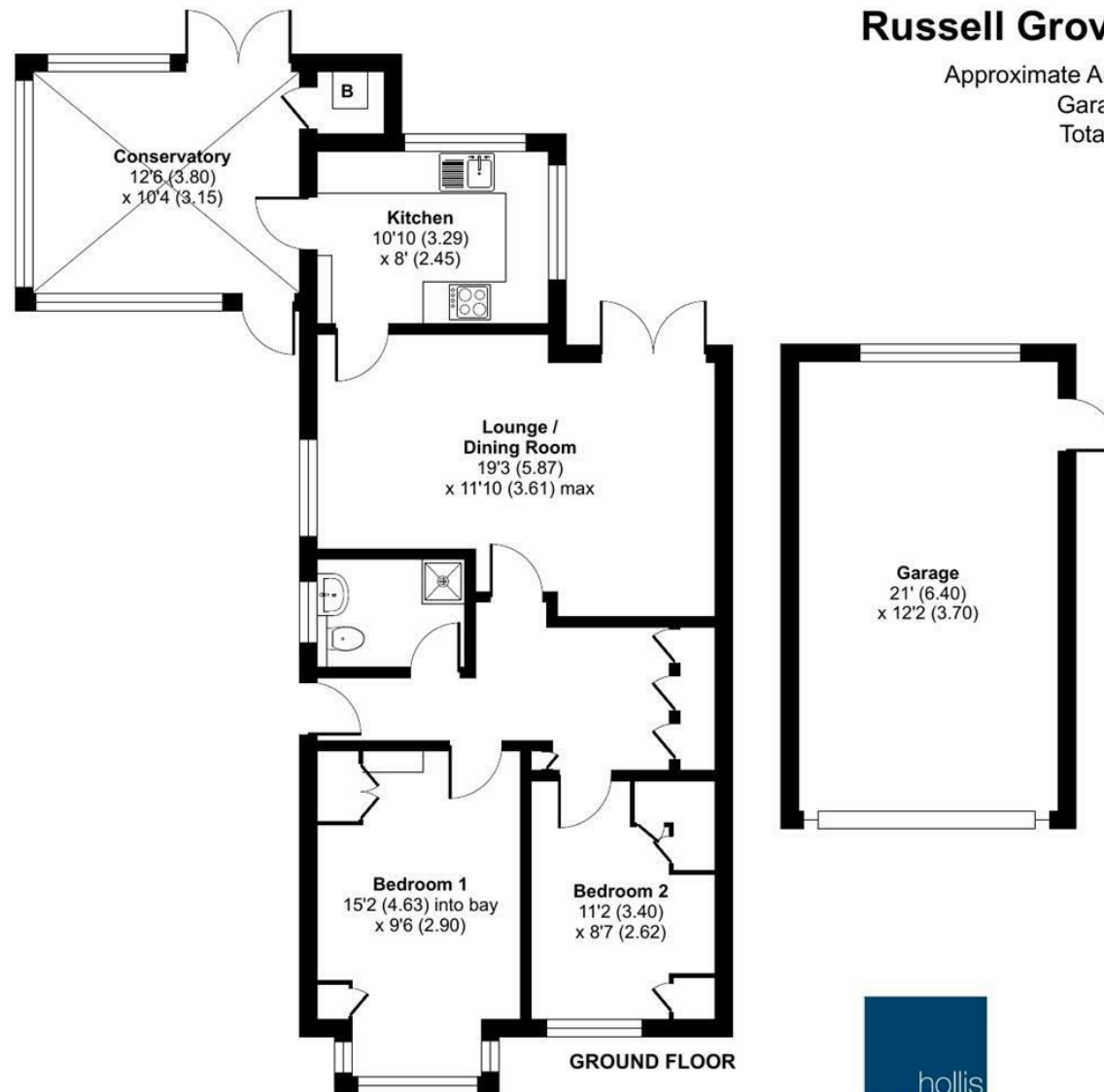
Russell Grove, Bristol, BS6

Approximate Area = 842 sq ft / 78.2 sq m

Garage = 255 sq ft / 23.6 sq m

Total = 1097 sq ft / 101.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hollis Morgan. REF: 1356585



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Hollis Morgan Property Limited, registered in England, registered no 7275716
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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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

85

68

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