



7 HEYWOOD ROAD,
PILL, BS20 0ED

**GOODMAN
& LILLEY**



THIS CHARACTERFUL END-OF-TERRACE HOME IN PILL OFFERS GREAT POTENTIAL AND IS IN NEED OF FULL RENOVATION. WITH EXCELLENT TRANSPORT LINKS TO BRISTOL, IT FEATURES SPACIOUS ROOMS, A GROUND-FLOOR EN-SUITE BEDROOM, A GARAGE, AND A SMALL COURTYARD.

Located in the heart of Pill, this end-of-terrace home offers an exciting renovation opportunity with fantastic potential. In need of modernisation throughout, the property provides a flexible layout, ideal for families or investors.

The ground floor features two spacious reception rooms, a well-sized kitchen, and a fourth bedroom with an en-suite, making it perfect for guests or multi-generational living. Upstairs, you'll find three generous bedrooms and a family bathroom, offering ample space for a growing family.

Outside, the property benefits from a courtyard garden and garage. With excellent transport links to central Bristol, this home combines potential with a convenient location.

Accommodation comprising;

Entrance

A small storm porch welcomes you into the home, featuring tiled flooring and a door leading into the entrance hall. From here, you'll find access to the living room, kitchen/diner, and stairs leading to the first floor.

Living Room

The character-filled living room boasts a beautiful bay window, allowing natural light to flood the space.

Kitchen/diner

The spacious kitchen/breakfast room features a range of matching wall and base units with a work surface over. A window and door lead to the courtyard, while an additional door gives access to bedroom four.

Bedroom Four

The ground-floor bedroom features a window and glazed door opening onto the side courtyard, filling the space with natural light. A door leads to the en-suite, adding convenience. Versatile in use, this room could also serve as an additional reception room, playroom, or study.

En-suite

The wet room en-suite features sealed flooring for easy maintenance, along with a low-level WC, a pedestal sink, and a window to the rear, providing natural light and ventilation.

First floor Landing

The L-shaped landing offers a window to the rear, filling the space with light. It provides access to bedrooms one, two, and three, as well as the bathroom.

Bedroom One

Bedroom one is a large double featuring a bay window to the front aspect, creating a bright and airy space with plenty of natural light.

Bedroom Two

A double bedroom with a window to the rear

Bedroom Three

A large double bedroom with a window to the front aspect, providing plenty of natural light, and ample space for wardrobes and additional furniture.

Bathroom

The bathroom features a three-piece suite, including a panel bath, WC, and a pedestal sink, with a window to the front.

Courtyard

A small courtyard garden at the rear and side of the property, offering a private outdoor space with access to the garage.

Garage

A single garage equipped with light and electricity, providing convenient storage or parking.

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- Character Property
 - Spacious Accommodation
 - Garage
 - Great Transport Links To Central Bristol
 - Great Potential
 - Character Features Throughout
 - Courtyard To the Rear
 - Close To Local Amenities

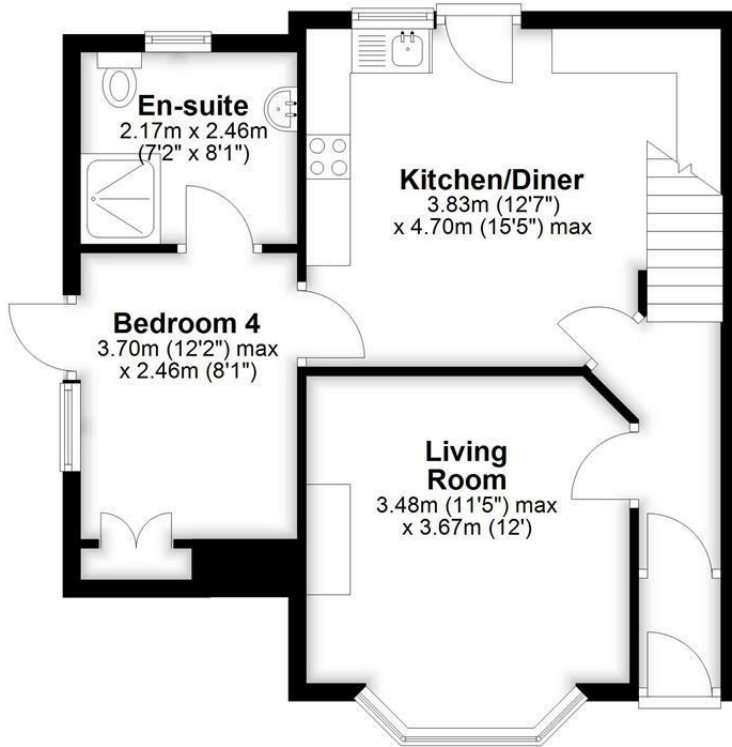


GUIDE PRICE £325,000



Ground Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 93.5 sq. metres (1006.7 sq. feet)

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