



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.

- Character Property
- Spacious Accommodation
- Garage
- Great Transport Links To Central Bristol

- Great Potential
- Character Features Throughout
- Courtyard To the Rear
- Close To Local Amenities

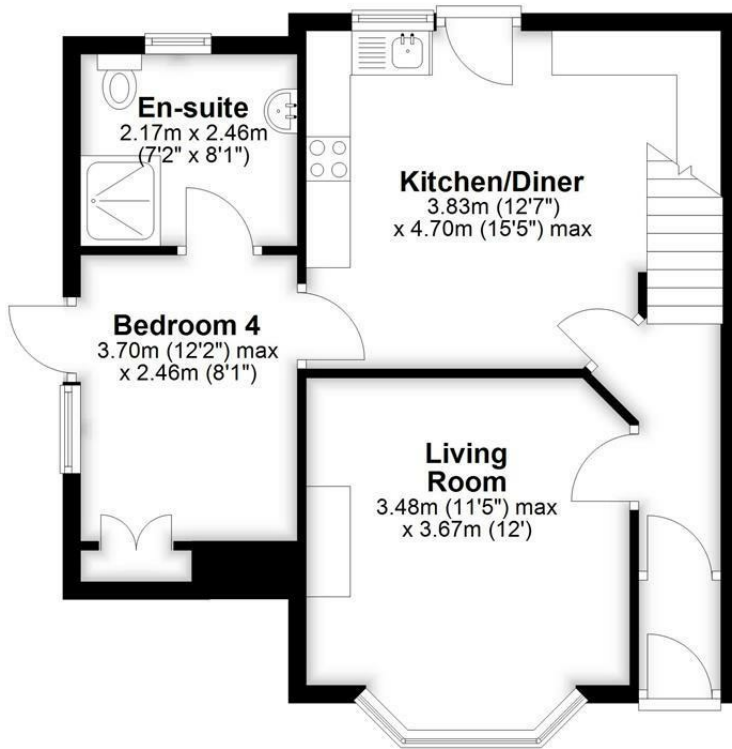


GUIDE PRICE £315,000



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)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopa.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and/or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.