



### 36 Grove Park Avenue, Bristol, BS4 4JQ

**£325,000**

This substantial terraced property is ready for full renovation, offering great potential for those looking to refurbish back to a wonderful family home. With three good sized double bedrooms, a lounge/dining room plus additional reception room, a kitchen and a first floor shower room, there is plenty of potential to create a layout that suits your needs. There's also a lovely sized garden with a southerly aspect and a garage, accessed via a rear lane.

The property is conveniently located with excellent public transport links, ensuring easy access to nearby amenities, and is an ideal choice for those looking for a popular neighbourhood with fantastic schools, independent shops and cafe's nearby. Offered for sale with no onward chain, this property is a blank canvas waiting for someone with the cash funds and skills to transform it into their perfect home.

### Entrance Hallway



### Landing

#### Master Bedroom

15'2 x 12'3 (4.62m x 3.73m)



#### Bedroom Two

11'10 x 10'11 (3.61m x 3.33m)



### Sitting/Dining Room

25'5 x 12'6 (7.75m x 3.81m)



### Dining Room

12'11 max x 9' (3.94m max x 2.74m)



#### Bedroom Three

11'8 x 9 (3.56m x 2.74m)



### Kitchen

9'4 x 9' (2.84m x 2.74m)



### Shower Room

9'1 x 5'8 (2.77m x 1.73m)



### Rear Garden



### Garage

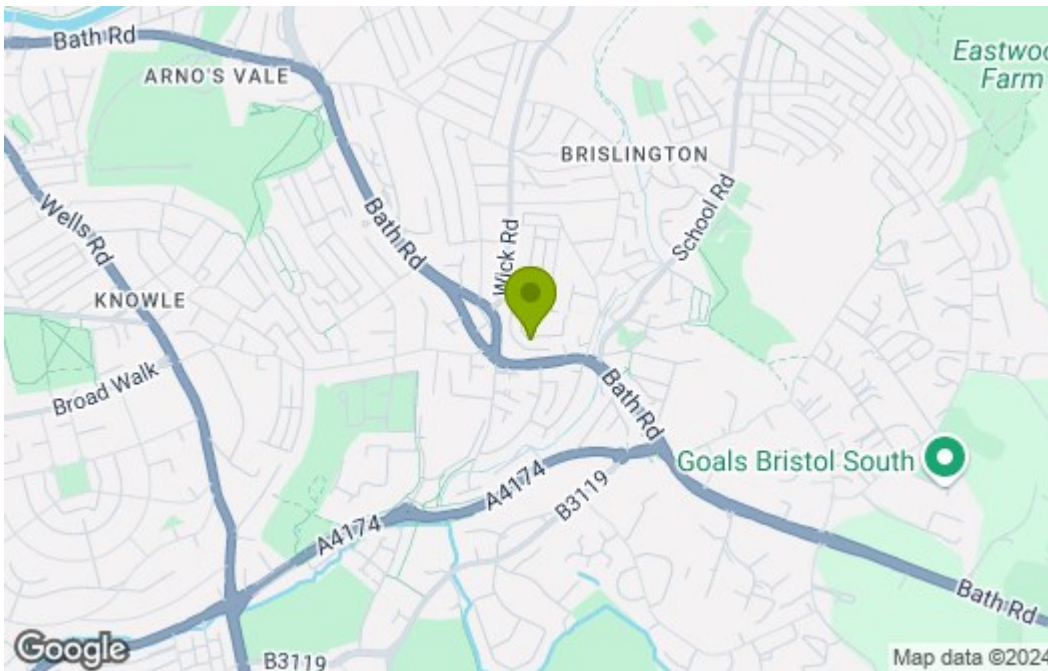
17'1 x 7'11 (5.21m x 2.41m)



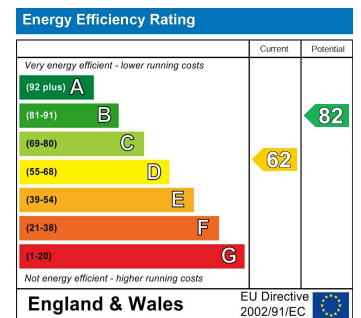
## Floor Plan



## Area Map



## Energy Efficiency Graph



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