



Garages at 20 to 24 Lakewood Crescent
Guide Price £85,000

RICHARD
HARDING

Garages at 20 to 24 Lakewood Crescent

Henleaze, Bristol, BS10 5HN

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A wonderful opportunity to purchase a rank of three garages on a small parcel of land with potential and plenty of parking.

Key Features

- Untapped potential to explore other uses including a residential dwelling, subject to consents
- Currently used for storage but perfect for classic vehicles etc.
- Located on a peaceful residential road, close to Henleaze Lake and within easy reach of Henleaze Road and all areas of north west Bristol.
- To the right of the garages there is a local electrical sub-station.

GARAGE 20

(18'3" x 9'0") (5.56m x 2.74m) tarmac forecourt in front providing off road parking, with double doors entering the generous single garage, with pitched corrugated roof.

GARAGE 22

(18'3" x 9'0") (5.56m x 2.74m) tarmac forecourt in front providing off road parking, with double doors entering the generous single garage, with pitched corrugated roof.

GARAGE 24

(18'3" x 9'0") (5.56m x 2.74m) tarmac forecourt in front providing off road parking, with double doors entering the generous single garage, with pitched corrugated roof.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: strictly by appointment through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. The photographs may have been taken using a wide angle lens.
3. We endeavour to make our sales details accurate and reliable 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. 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.

4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
5. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.

