

25 HASELBURY GROVE
SALTFORD
BRISTOL
BS31 3AD
£350,000

Offered to the market with no onward chain, can be found this traditional, semi detached property, set within a generous plot in Saltford. This three bedroom home is in need of investment, yet offers superb potential to upgrade the existing accommodation or enhance the current offering as many neighbouring homes have done. Of course, subject to the relevant permissions.

Haselbury Grove is popular with families and young professionals. A quiet, cul-de-sac set on the fringes of the local golf course and within a short walk to the highly regarded village primary school.

Externally the property is set back from the road with a driveway providing off street parking and extending to the side and rear aspect, whereby a single garage can be found. The rear garden is private in nature, offers generous proportions and enjoys a sunny, Westerly orientation.

Internally and in its current layout the property comprises an entrance hallway with stairs leading to the first floor and doors to both reception rooms. Reception room one is positioned to the front of the property, with the larger of the two found to the rear of the property with direct access to the rear garden. A separate kitchen then leads to a downstairs WC, which in turn leads to a walk in storage room. To the first floor can be found three bedrooms, all of a generous proportion, whilst the family bathroom completes the accommodation.

Although in need of investment, the opportunity to increase the property's value is evident and whether a simple modernisation of the current layout or an extension of the current accommodation is planned, this semi detached property is the perfect long term option for many a buyer.

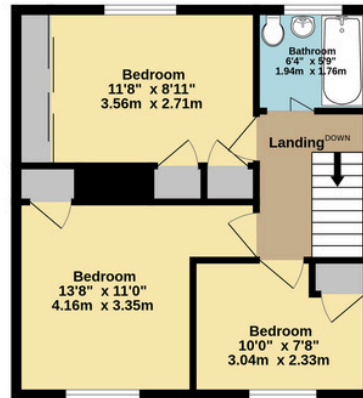
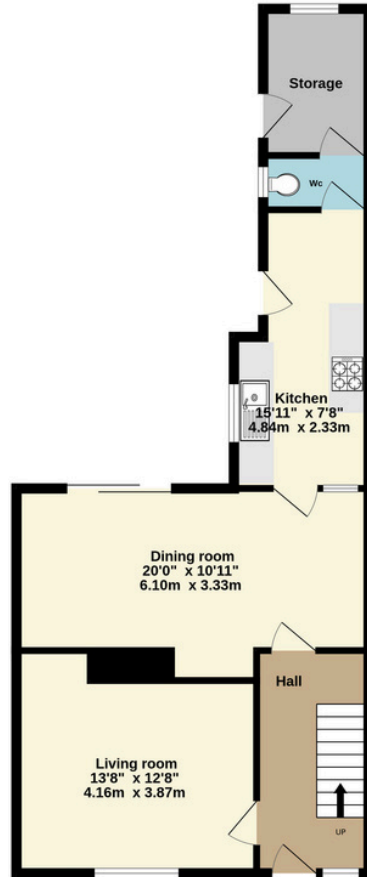






Ground Floor
609 sq.ft. (56.6 sq.m.) approx.

1st Floor
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)			
25 Haselbury Grove Salford BRISTOL BS31 3AD	Energy rating	Valid until:	23 March 2036
	F	Certificate number:	0380-2037-0670-2426-7045

Property type	Semi-detached house
Total floor area	94 square metres

Rules on letting this property

! You may not be able to let this property

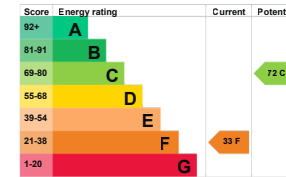
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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