



| Howecroft Gardens |

Guide Price £715,000

leese
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1 Howecroft Gardens, Bristol, BS9 1HN

- 3 Bedrooms
- 1950s Semi Detached
- No Onward Chain
- Parking and Garage
- Rear and Side Gardens
- South-Westerly Orientation

A fantastic 3 bedroom, 1950s semi detached family home that is to be sold with no onward chain. The property offers great potential and sits in a lovely position. Further benefits are off street parking, garage and gardens.

The property offers a number of hallmarks of 1950s architecture, with main access to the side rather than front, and chimney as an external feature being two such examples. The property is accessed to the side into a welcoming entrance hall with parquet flooring. This provides passage to the reception rooms, kitchen, stairwell to the first floor, downstairs WC and access to the garage. The dual aspect sitting room is to the front with bay window as well as window to side, coal effect gas fire, coving and is carpeted. The kitchen is to the rear with window overlooking the garden, wall and base units, tiled splashback, stainless steel sink/drain, space for oven, plumbing for a white goods and coving. Accessed from the kitchen, there is a utility/worktop which offers useful storage and scope to further develop.

The kitchen and dining area would be prime for opening up to create a wonderful kitchen/diner, subject to the necessary permissions. Finally, there is currently a sizeable conservatory to the rear which leads to the garden. Again, subject to planning, there is the potential to remodel this space to either create an even larger terrace or to augment the kitchen/dining area.

A downstairs WC completes the accommodation on this floor.





Upstairs accommodation comprises three bedrooms and a very generously proportioned family bathroom and separate WC. The principal bedroom overlooks the front of the property and is a well-proportioned bay-fronted room. Previous owners have made a feature of the floorboards and there is plenty of space to build in furniture or have a range of freestanding furniture as is currently the case. Overlooking the rear garden is Bedroom 2, which again is a good-sized room., with a range of built-in wardrobes and a sink. Being adjacent to the large bathroom, there is a possibility of creating an en suite for this bedroom. Bedroom 3 is to the front and would accommodate a small double bed, or make an excellent room for a child. The large bathroom has a bath, separate shower, vanity basin and wash hand basin, and presents an opportunity to upgrade to personal taste.

The plot envelops the house with front, side and rear gardens. There are a multitude of established shrubs and trees including a palm that emphasises the light levels enjoyed by the space. There is a sizeable patio area to the rear of the property and there is also a greenhouse.

There is off street parking to the front and access to garage, which enjoys power and lighting, via up and over door.

Other properties in the road have extended to the rear and into the loft. This would be possible subject to the usual permissions offering further scope and potential.

Viewing highly advised to avoid disappointment.

Important Information:

The property is sold subject to the grant of probate. This has been applied for but needs to be granted in order to exchange/complete.



**Energy Performance Certificate
Rating D**



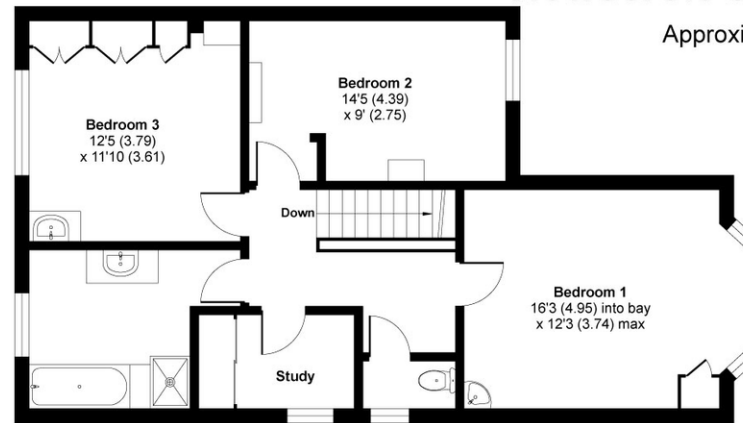
Howecroft Gardens, Bristol, BS9

Approximate Area = 1598 sq ft / 148.4 sq m

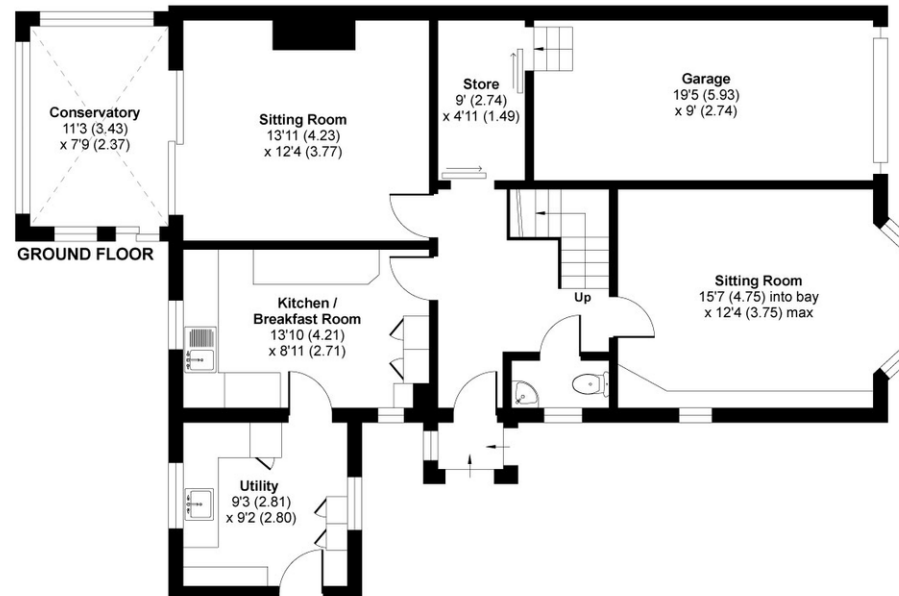
Garage = 171 sq ft / 15.8 sq m

Total = 1769 sq ft / 164.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Leese & Nagle. REF: 1312452



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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