



12 Kelston Gardens, Westbury On Trym

£375,000



4



2

12 KELSTON GARDENS, WESTBURY ON TRYM, BS10 5EY

Offering a unique opportunity, this 4 bedroom bungalow (used as 3) was originally built as two separate dwellings and has been knocked together by the current owner many years ago. The bungalow offers a fantastic opportunity for buyers/investors to refurbish and modernise the property and re-division should be relatively easy. There are three well-proportioned bedrooms (built as 2 x 2 bed), two reception rooms, two kitchens, a garage and plenty of off-street parking.

As you enter the property you are greeted by a spacious reception room which has sliding doors leading towards the second reception room. Both reception rooms have double glazed windows providing plenty of natural light and there is a useful storage cupboard. There is a kitchen on the right which has plenty of storage units, a sink and a gas cooker. Furthermore, there is another kitchen which is currently being used as a utility room and another storage cupboard.

The first bedroom can be found at the rear of the property and has been knocked through to create a large master bedroom. The second and third bedroom are both well-proportioned and can also be found at the rear of the property, they both have doors which lead out into the garden. There are also two bathrooms which both have a W.C, sink and a bath with a shower fitting.

Externally, to the side of the property there is a garden which is mostly laid lawn. This wraps around to the rear of the property where is a slightly raised garden which has a few steps leading up to it. There is more laid lawn as well as a few mature plants, furthermore there is a lovely front garden also. There is a garage which provides extra storage and a driveway which provides off-street parking.

Horfield Church of England Primary School approx. 0.194km

St Teresa's Catholic Primary School approx. 0.71km

Location

Kelston Gardens is within a short walking distance to Southmead Hospital and is within close proximity to the local shops and cafes in Westbury on Trym village. There are good public transport links including the Number 2 bus to Bristol City Centre and the M4/M5 motorway networks as well as the regional shopping centre at Cribbs Causeway.

Directions

From the Maggs & Allen office on Northumbria Drive, head towards Henleaze. Go straight across the mini roundabout onto Henleaze Road. At the next roundabout, take the second exit onto Southmead Road and then take the first exit and stay on Southmead Road. Turn right onto Kelston Road then left onto Kelston Gardens. Number 12 will be on the left.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000



Guide Price: £375,000

Tenure: Freehold (information supplied by eservices.landregistry.gov.uk)

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

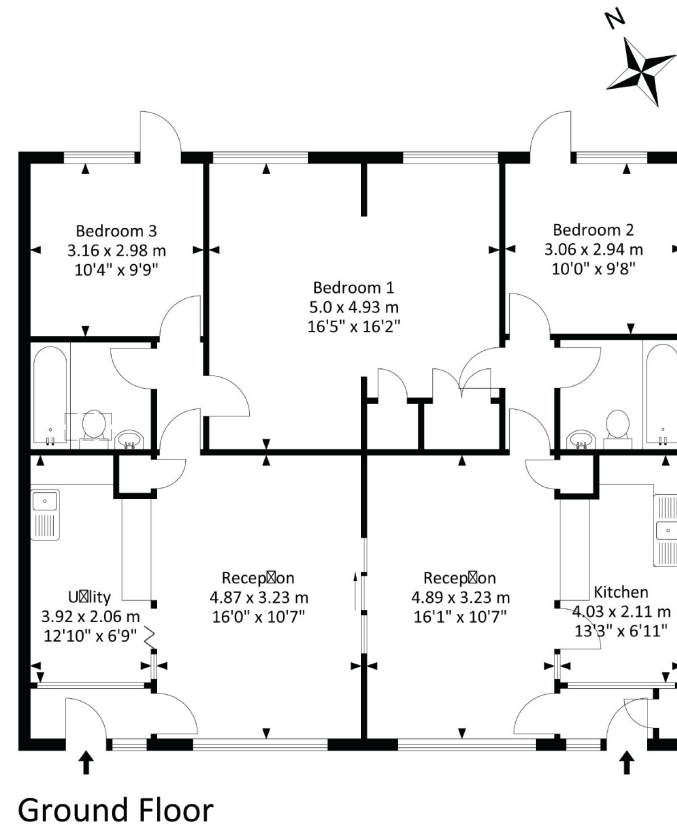
Viewing: By appointment only.

Our Office: 0117 949 9000

Important Note: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.

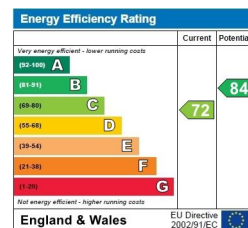
Kelston Gardens, Southmead, Bristol, BS10 5EY

Approx. Area 1182.50 Sq.Ft - 109.90 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



- A Bungalow situated in Westbury on Trym
- Garage
- Off street parking
- 4 Bedrooms



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