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22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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LOT 15 - 37 Headley Lane, Headley Park, Bristol, BS13 7QL

For auction Guide Price £330,000 +

A well-presented detached 3 bedroom bungalow occupying a substantial plot of approximately 0.32 acres. The property is situated in a popular residential location in Headley Park and may offer potential for the erection of an additional dwelling to the rear, subject to obtaining the necessary planning consents. The existing bungalow benefits from gas central heating, UPVC double glazing, a modern fitted kitchen and bathroom and has been well-maintained by the current owner.



LOT 15 - 37 Headley Lane, Headley Park, Bristol, BS13 7QL

FOR SALE BY AUCTION

This property is due to be auctioned on the 26th February 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

Monday & Wednesdays 3.00pm - 3.30pm

SUMMARY

DETACHED 3 BEDROOM BUNGALOW ON A SUBSTANTIAL 0.32 ACRE PLOT WITH POTENTIAL

DESCRIPTION

8 WEEK COMPLETION AVAILABLE

A detached double bay fronted 3 bedroom bungalow that is presented in excellent decorative order and benefits from a modern fitted kitchen with vaulted ceiling with Velux windows. The property sits in a generous plot on Headley Lane that may offer potential for redevelopment at the rear, subject to consents. There is also scope to convert the existing loft space, again subject to consents.

LOCATION

The property is situated on Headley Lane in Headley Park and provides easy access to a wide range of amenities on West Street and North Street in Bedminster. Train links to Bristol city centre are available via the nearby Parson Street train station.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

GROUND FLOOR

Comprising an entrance hall, 3 bedrooms, a living room, dining room, modern fitted kitchen, conservatory, bathroom and utility room.

OUTSIDE

The property occupies a generous plot of approximately 0.32 acres with a driveway providing off-street parking to the side and a tiered garden to the rear which also wraps behind the adjoining property.

DEVELOPMENT POTENTIAL

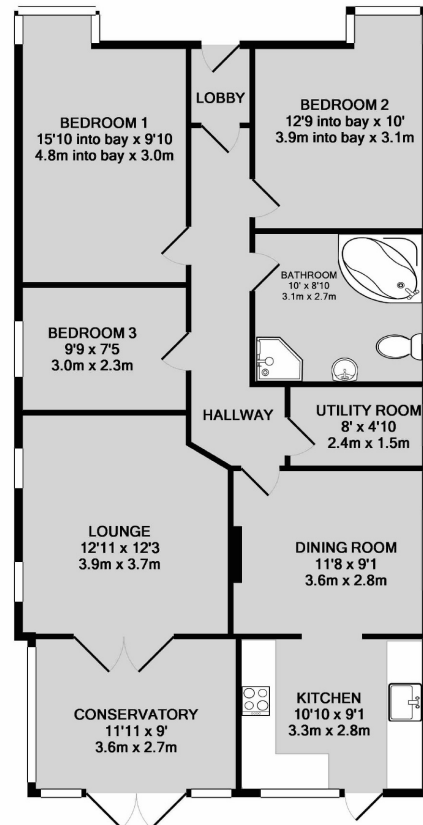
The rear of the garden may offer potential for the erection of an additional detached bungalow with access either via the existing driveway or the area of garden to the right of the existing bungalow, subject to obtaining the necessary planning consents. All interested parties should make their own enquiries with the local planning department.

ENERGY PERFORMANCE CERTIFICATE

Rating: E

SOLICITOR

Ms L Elliott
Clutton Cox Conveyancing
Parliament House



TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Auction, Commercial & Chartered Surveyors

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Bristol, BS8 1BA

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It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

