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CARDIFF VALE CAERPHILLY BRISTOL

Southmead Road

WESTBURY-ON-TRYM

Comments by Mr Elliott Hooper-Nash

Property Specialist

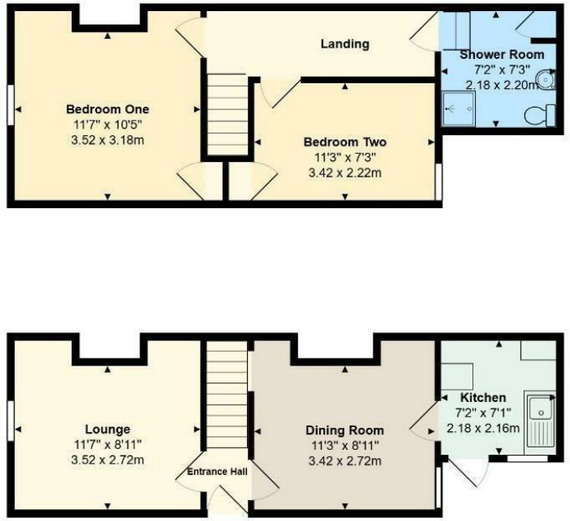
Mr Elliott Hooper-Nash

Director

Elliott@jeffreyross.co.uk

Comments by the Homeowner

268 & 270 Southmead Road, Westbury-on-Trym, Bristol BS10 5EN

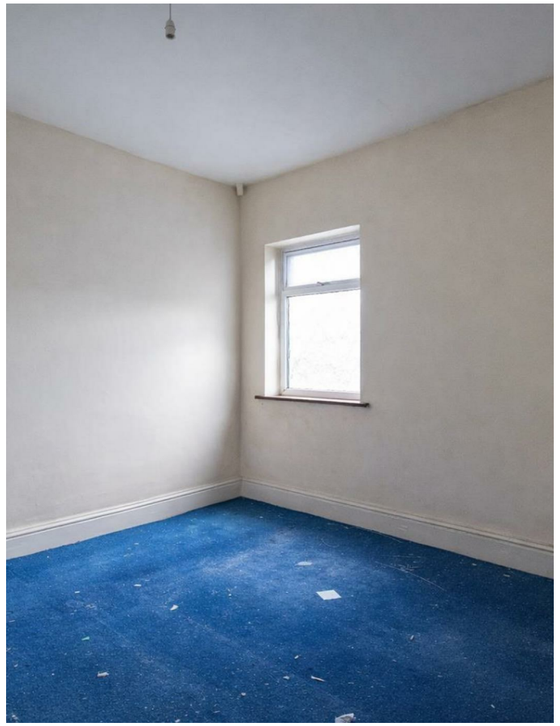


Total Area: 797 ft² ... 74.0 m²

All measurements are approximate and for display purposes only

Total Area: 829 ft² ... 77.0 m²

All measurements are approximate and for display purposes only



Southmead Road

Westbury-On-Trym, Bristol, BS10 5EN

Guide Price

£500,000

4 Bedroom(s) | 2 Bathroom(s) | 1861.48 sq ft

Contact our

Property Outlet Branch

0117 935 4565

Nestled on Southmead Road in the charming area of Westbury-On-Trym, Bristol, this development property presents an exceptional opportunity for those seeking to invest in a versatile space. Spanning an impressive 1,861 square feet, across two houses offering so much potential for the next home owner, investor or developer.

There is an exciting opportunity to acquire 2 x two-bedroom semi-detached properties. This unique offering is perfect for investors and is offered with no ongoing chain.

With its prime location and abundant potential, this property on Southmead Road is not to be missed. Whether you are looking to develop, invest, or create your dream home, this residence is a canvas awaiting your vision.

268 South Mead Road

Entrance Hall

Living Room 12'11" x 10'4" (3.94m x 3.17m)

Dining Room 12'11" x 10'4" (3.94m x 3.15m)

Kitchen 6'10" x 6'11" (2.10m x 2.13m)

Bedroom 1 12'11" x 10'4" (3.94m x 3.17m)

Bedroom 2 9'9" x 10'4" (2.99m x 3.15m)

Bathroom 6'10" x 6'11" (2.10m x 2.13m)

Garden

Drive way

270 Southmead Road

Entrance Hall

Living Room 11'6" m x 8'11" m (3.52 m x 2.72 m)

Bedroom 1 11'6" m x 10'5" m (3.52 m x 3.18 m)

Bedroom 2 11'2" m x 7'3" m (3.42 m x 2.22 m)

Bathroom 7'1" m x 7'2" m (2.18 m x 2.20 m)

Kitchen 7'1" m x 7'1" m (2.18 m x 2.16 m)

Dining Room 11'2" m x 8'11" m (3.42 m x 2.72 m)

Drive way

Council Tax

268 - Band - B
270 - Band - B

Tenure

We are informed by our clint that both properties are freehold this is to be confirmed by your legal advisor,

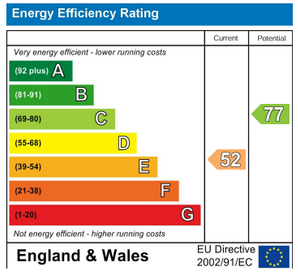
EPC Ratings

268 - D
270 - E

Plot Size

0.07 acre plot size

C.F.MILLIER


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
52
77
England & Wales
EU Directive 2002/91/EC