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CARDIFF

VALE

CAERPHILLY

BRISTOL





*This has been a lovely family home for us for many years and we will be sad to say goodbye. It is such a lovely house in a really friendly community.*

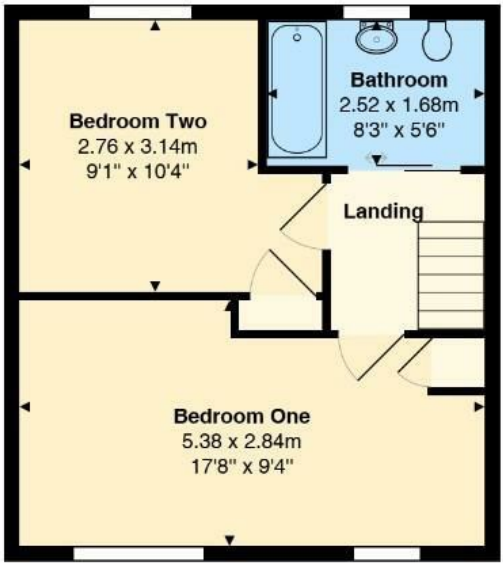
Comments by Ms Olivia Melville-Brown



**Property Specialist**  
**Ms Olivia Melville-Brown**  
Branch manager

[o.melvillebrown@thepropertyoutlet.com](mailto:o.melvillebrown@thepropertyoutlet.com)

Morris Road, Lockleaze, Bristol, BS7 9TU



All measurements are approximate and for display purposes only

*Prefect house for first time buyers, growing family or a investor.*

Comments by the Homeowner





# Morris Road

, *Bristol, BS7 9TU*

Offers In Excess Of

**£300,000**



2 Bedroom(s)



1 Bathroom(s)



861.11 sq ft



Contact our  
***Property Outlet Branch***

0117 935 4565

Nestled in a tranquil area of Morris Road, Bristol, this charming terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. Originally designed as a three-bedroom property, it now boasts two spacious double bedrooms, providing ample space for relaxation and rest.

The heart of the home is a generous living room that invites warmth and light, perfect for both entertaining guests and enjoying quiet evenings. The large kitchen/diner is a delightful space, ideal for family meals and gatherings, offering plenty of room for culinary creativity. The bathroom is well-appointed, catering to all your daily needs.

Step outside to discover an enclosed rear garden, a lovely retreat for outdoor activities or simply unwinding in the fresh air. The property benefits from electric heating, ensuring a cosy atmosphere throughout the year.

Conveniently located, this home is just a short distance from motorway links, making commuting a breeze. Additionally, the vibrant city centre of Bristol is easily accessible, providing a wealth of amenities, shops, and cultural experiences.

This terrace house is perfect for first-time buyers, small families, or those looking to downsize, offering a blend of comfort, space, and accessibility in a peaceful setting. Do not miss the chance to make this delightful property your new home.



kitchen / diner 17'11" x 10'4" (5.474 x 3.154)

conservatory 16'0" x 7'2" (4.89 x 2.195)

front room 17'11" x 12'7" (5.481 x 3.839)

bathroom 8'3" x 5'6" (2.528 x 1.683)

bedroom 1 20'0" x 12'2" (6.115 x 3.724)

bedroom 2 11'6" x 10'5" (3.516 x 3.178)

landing 8'9" x 6'3" (2.689 x 1.917)

**Council Tax**

Band B at the time of marketing

**Tenure**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         | 69                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   | 49      |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

