



79 Hazelbury Road, Bristol, BS14 9ES

By Auction £300,000

This three bedroom home is offered to market with NO ONWARD CHAIN.

Upon entering the property you are welcomed into a spacious hallway that provides access to a number of rooms. To the left is the generous living room, spanning over 15ft with bay window to the front, filling the space with natural light. To the rear of the hallway is the kitchen with profits views to the rear garden. Adjacent to this room is the dining space that could be used as a second living space or play room. Completing the ground floor is the work room, again is a versatile space that could be converted to a studio or potential extra bedroom.

Upstairs are three well proportioned bedrooms each large enough to fit a double bed. The bathroom is accompanied by the WC.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

- Three Bedrooms
- Two reception rooms
- No Onward Chain
- Popular Location
- Semi-detached
- Large Rear Garden
- Views to the Rear
- Modern Method Of Auction

Living Room 15'1" x 12'2" (4.6 x 3.73)

Dining Room 12'1" x 10'8" (3.7 x 3.26)

Kitchen 10'3" x 8'2" (3.14 x 2.51)

Work Room 9'5" x 4'10" (2.88 x 1.49)

Bedroom One 12'2" x 10'4" (3.71 x 3.16)

Bedroom Two 11'11" x 10'4" (3.65 x 3.16)

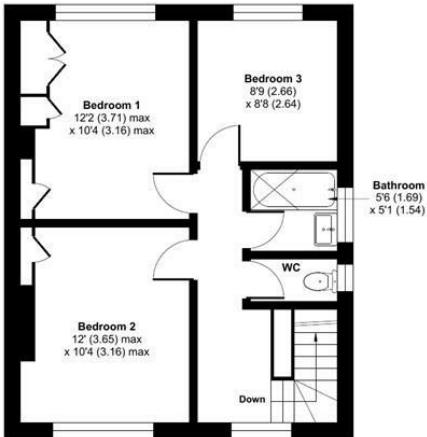
Bedroom Three 8'8" x 8'7" (2.66 x 2.64)



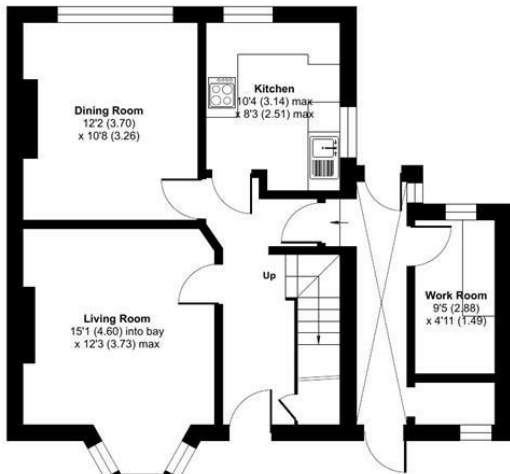


Hazelbury Road, Bristol, BS14

Approximate Area = 1100 sq ft / 102.1 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

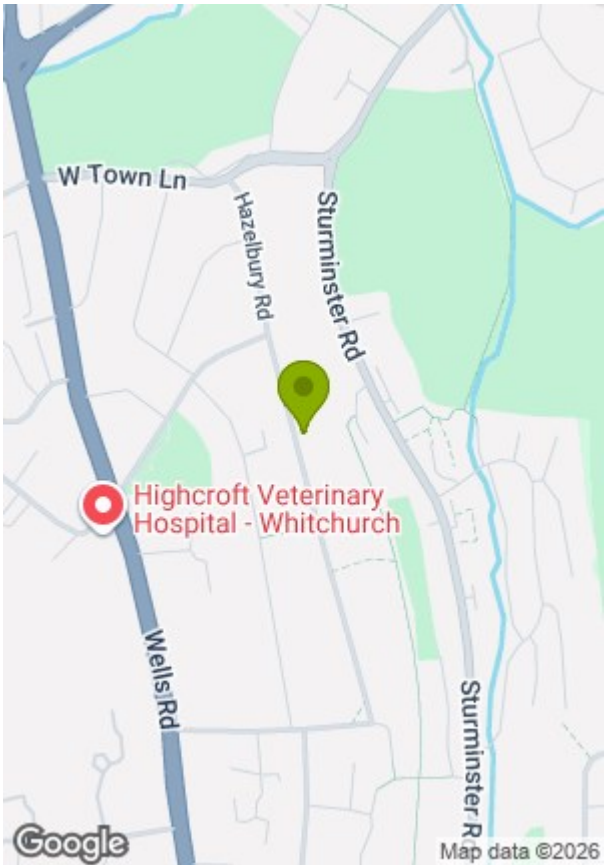


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1395937

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (81-91) A | | 84 |
| (69-80) B | | |
| (55-68) C | | |
| (39-54) D | 64 | |
| (21-38) E | | |
| (1-20) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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