

HUNTERS®

HERE TO GET *you* THERE



24 Holly Hill Road

Bristol, BS15 4DQ

Offers In The Region Of £269,950



Nestled on Holly Hill Road in Bristol, this charming older-style semi-detached house presents a wonderful opportunity for those seeking a spacious and versatile home. Offered for sale with no onward chain, this property is perfect for buyers looking to move in without delay. As you approach the house, you will notice it is set on a generous plot, featuring delightful gardens to the front, side, and rear, providing ample outdoor space for relaxation or gardening. Inside, the property boasts a well-thought-out layout that includes a welcoming hallway, a comfortable lounge/dining room, and a functional kitchen. Additionally, there is a convenient lobby, a WC, and a storage shed and workshop on the ground floor, catering to various needs. Upstairs, you will find two generously sized double bedrooms, ideal for families or those needing extra space. The modern shower room adds a touch of contemporary comfort to the home. While the property may be described as dated and in need of some updating, it benefits from double glazing and a recently replaced Worcester boiler, ensuring warmth and efficiency. The location is highly desirable, with a variety of shops, bus routes, and reputable schools within easy reach. This property is a fantastic canvas for those looking to create their dream home in a vibrant community.



ENTRANCE

Via double glazed paneled door to ...

HALLWAY

Fitted radiator, stairs to first floor, built in storage cupboard, double glazed window to side.

LOUNGE/DINING ROOM 11'8" x 21'3" (3.56m x 6.48m)

The lounge area has double glazed window to front and fitted radiator. The dining room area has double glazed window to rear with views onto the garden, fitted radiator, space and area for table and chairs, coal effect fitted gas fire.

KITCHEN 6'0" x 7'8" (1.83m x 2.36m)

Double glazed window to rear, base and wall units with working surfaces incorporating a single bowl sink, plumbing for automatic washing machine, space for cooker.

LOBBY 6'0" x 2'11" (1.83m x 0.91m)

DOWNSTAIRS W.C. 2'9" x 4'11" (0.84m x 1.50m)

Low level w.c. separate storage room and separate storage area.

FIRST FLOOR LANDING 6'2" x 4'7" (1.88m x 1.40m)

Double glazed window to side.

BEDROOM 1 13'6" x 9'10" (4.14m x 3.02m)

Double glazed window to front, fitted storage cupboards, radiator, wood grain effect fitted laminate flooring. Cupboard housing gas combination boiler serving central heating and hot water.

BEDROOM 2 11'6" x 10'11" (3.53m x 3.33m)

Double glazed window to rear, wood grain effect fitted laminate flooring, radiator.

SHOWER ROOM 6'0" x 5'10" (1.85m x 1.80)

Double glazed window to rear, comprising of cubicle with overhead shower, pedestal wash hand basin, low level w.c.

EXTERIOR

To the front, side and rear. To the front offers a large lawn section with side access and also extra side garden with potential for extension subject to the necessary planning and building regulations. There is also a pedestrian pathway via gate leading to rear garden. To the rear which is mainly laid to lawn having various mature planting with paved patio section and side pedestrian access gate leading to front.

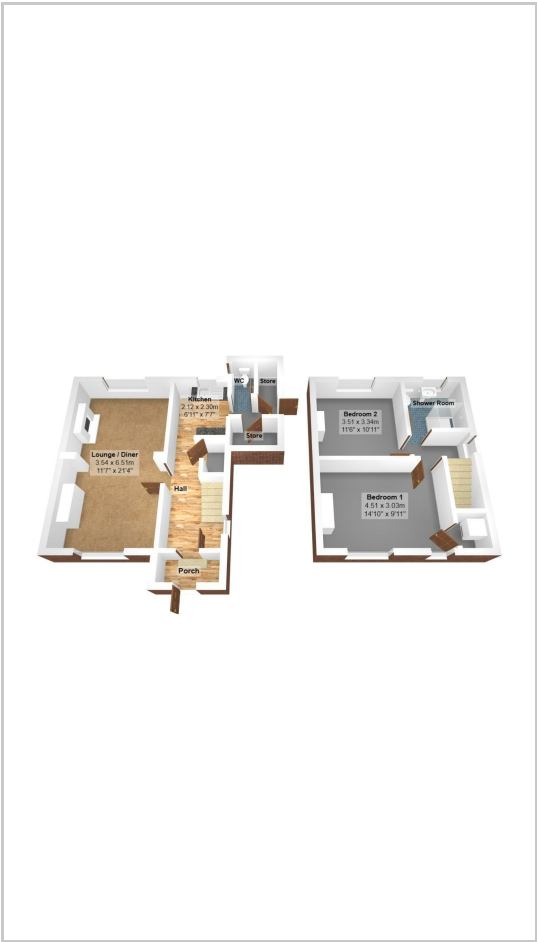
AML (Anti money laundering

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

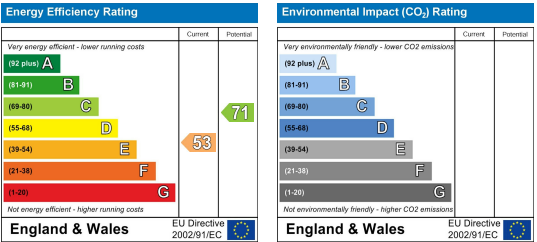
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.