

**Asking Price £295,000**

Goldney Avenue, Bristol, South Gloucestershire, BS30 5JG



## Features

- Three-bedroom semi-detached house
- Attractive renovation and investment project
- No chain
- Flexible two-reception-room layout
- Private rear garden for landscaping
- Located Bristol/Bath

Requiring renovation and improvement is this a three-bedroom semi-detached house in Warmley, offering a super opportunity for those looking to put their own stamp on a home and particularly appealing to investors. The property is offered with no onward chain.

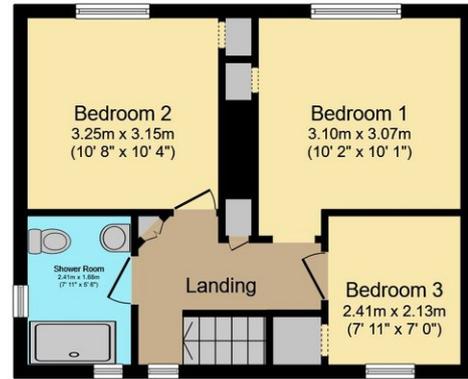
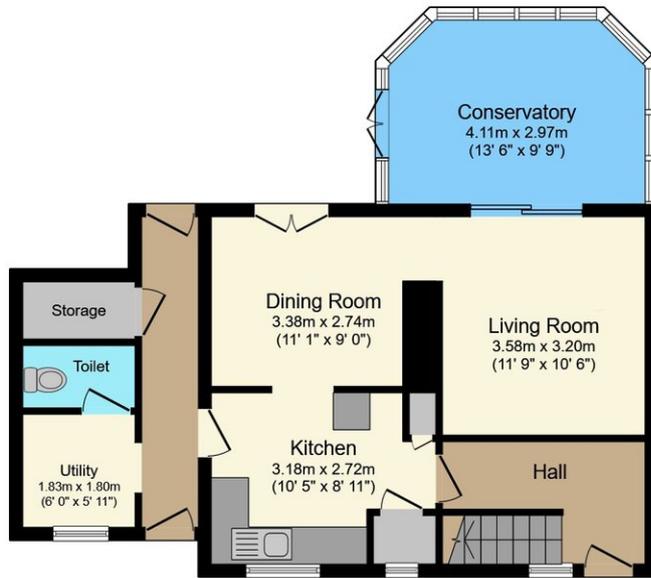
The property provides two reception rooms, a kitchen and one bathroom, along with a practical layout that lends itself well to reconfiguration or modernisation. Bedroom accommodation comprises a master bedroom, a further double bedroom and a single bedroom, making it suitable for a range of future occupiers. A garden to the rear offers private outdoor space, ideal for landscaping or creating a low-maintenance scheme, and benefits from the surrounding area's network of walking and cycling routes.

## Guy Rolfe - Bristol East

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# FLOORPLAN



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



# EPCs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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