

cj HOLE
est. 1867

109 Kellaway Avenue, Bristol,
BS6 7YF

£360,000

Offered to the market with no onward chain, this two-bedroom property represents an exciting development opportunity, requiring full renovation throughout and offering excellent potential for those looking to create a bespoke family home. The property benefits from two reception rooms, a downstairs kitchen and bathroom, two double bedrooms and a good-sized private rear garden.

- Council Tax Band: B
- Freehold
- EPC: G
- Two-bedroom property offered to the market with no onward chain
- Significant renovation and development opportunity with potential to create a three-bedroom home, subject to the necessary consents
- Two separate reception rooms, providing flexible living and dining accommodation
- Good-sized private rear garden with side lean-to and further outdoor potential
- Downstairs bathroom, kitchen, utility area and additional cellar storage
- Cash buyers may be required due to the current condition of the property; prospective purchasers should check mortgage ability before proceeding





The property is accessed via an aluminium privacy-glazed front door, opening directly into the first reception room. The property is currently part-way through the initial stages of renovation, with areas exposed back to brick and the ceiling unfinished. The chimney stack within this room has also been removed, providing a blank canvas for the incoming purchaser to continue the renovation and create a modern principal reception space.

A small central hallway leads through the property, with stairs rising to the first floor. Continuing towards the rear is the second reception room, currently utilised as a dining room. This room benefits from a gas fire and rear-facing window overlooking the adjoining side lean-to and garden beyond. Two doors provide additional storage and access to the cellar, offering useful ancillary space beneath the property.

From the dining room, two steps descend into the kitchen, which is fitted with a stainless-steel sink and provides space and fittings for a gas cooker. A further door leads through to a utility area housing the hot water system, before continuing into the rear downstairs bathroom. The bathroom is fitted with a three-piece blue suite comprising panelled bath with electric shower over, wash hand basin and WC, together with windows to both the rear and side aspects.

From the kitchen, a door leads into the side lean-to, which provides additional useful space and access towards the rear of the property. The lean-to benefits from a translucent roof, allowing natural light into the area, with a further door leading directly into the garden.

Externally, the property benefits from a good-sized private rear garden, enclosed by fencing to two sides and mature hedging to the far boundary. The garden provides a substantial outdoor space and, once the property has been renovated, offers excellent potential for family use, entertaining or further landscaping.

Rising to the first floor, a small central landing provides access to two double bedrooms. The rear-facing bedroom benefits from a window overlooking the garden and retains part of the exposed chimney breast, while the second double bedroom enjoys a front-facing aspect.

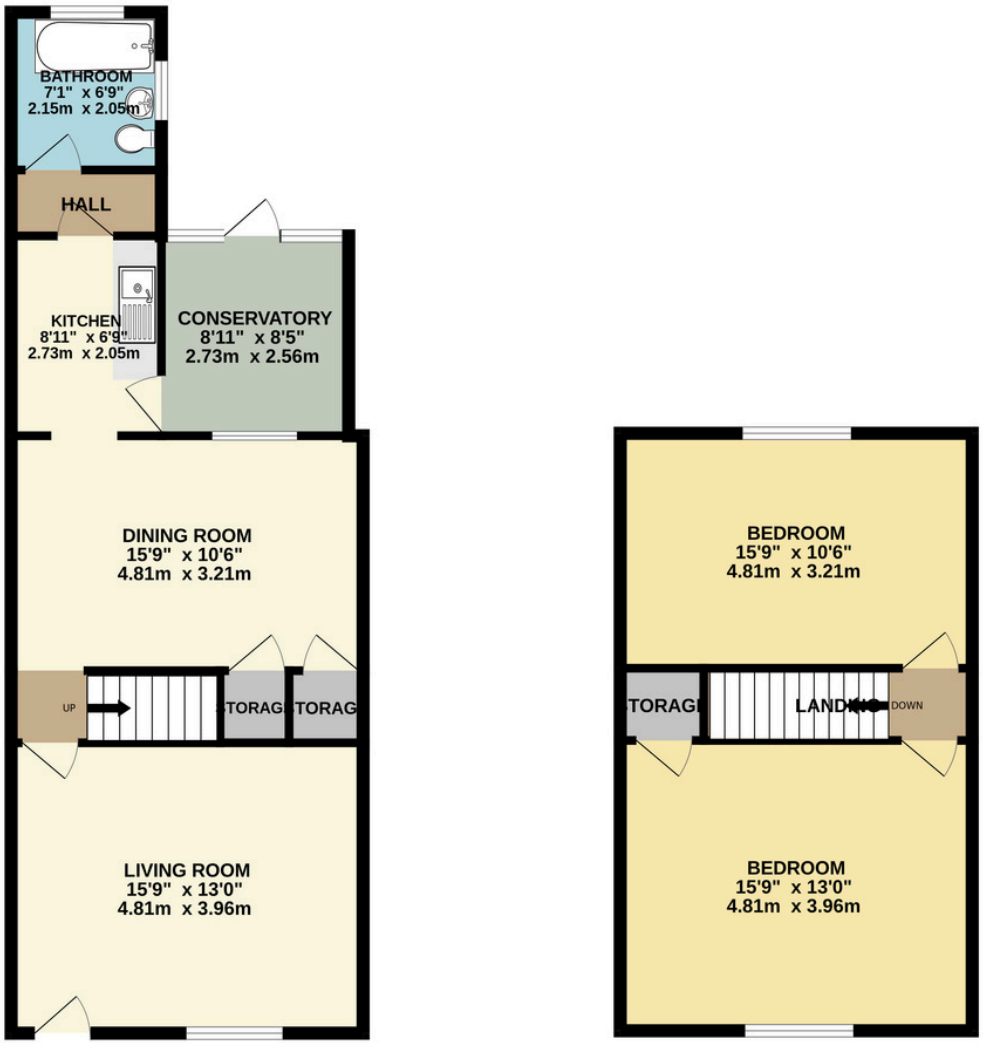
Overall, 109 Kellaway Avenue represents a genuine renovation and development opportunity, offering the potential to create a well-proportioned three-bedroom family home subject to any necessary planning and building regulations consents. The property is ideally suited to buyers looking for a project where they can add value and tailor the accommodation to their own requirements.





GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.

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