



36 NORTHUMBRIA DRIVE HENLEAZE BS9 4HP

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GOODMAN  
& LILLEY





A golden opportunity to acquire this spacious three double bedroom detached family home situated in a highly regarded position close to Fallodon Way Medical Centre, Scott Cinema & Waitrose.

Offered 'For Sale' with the added benefit of no onward chain this super property enjoys accommodation over two floors briefly comprising; spacious entrance hall, sizeable open plan living/dining room, fitted kitchen with access to the rear garden to the ground floor, with three double bedrooms and a family bathroom to the first floor. Outside there is a small easy maintenance front garden, with the rear garden being of a better sized and again is easy maintenance with no lawn.



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- \* Detached House
  - \* No Onward Chain
  - \* Three Double Bedrooms
  - \* Spacious Living/Dining Room
  - \* Front and Rear Gardens
  - \* Family Bathroom



GUIDE PRICE £615,000









Guide Price: £615,000

Tenure: Freehold

Council Tax Band: F







# LOCAL AREA



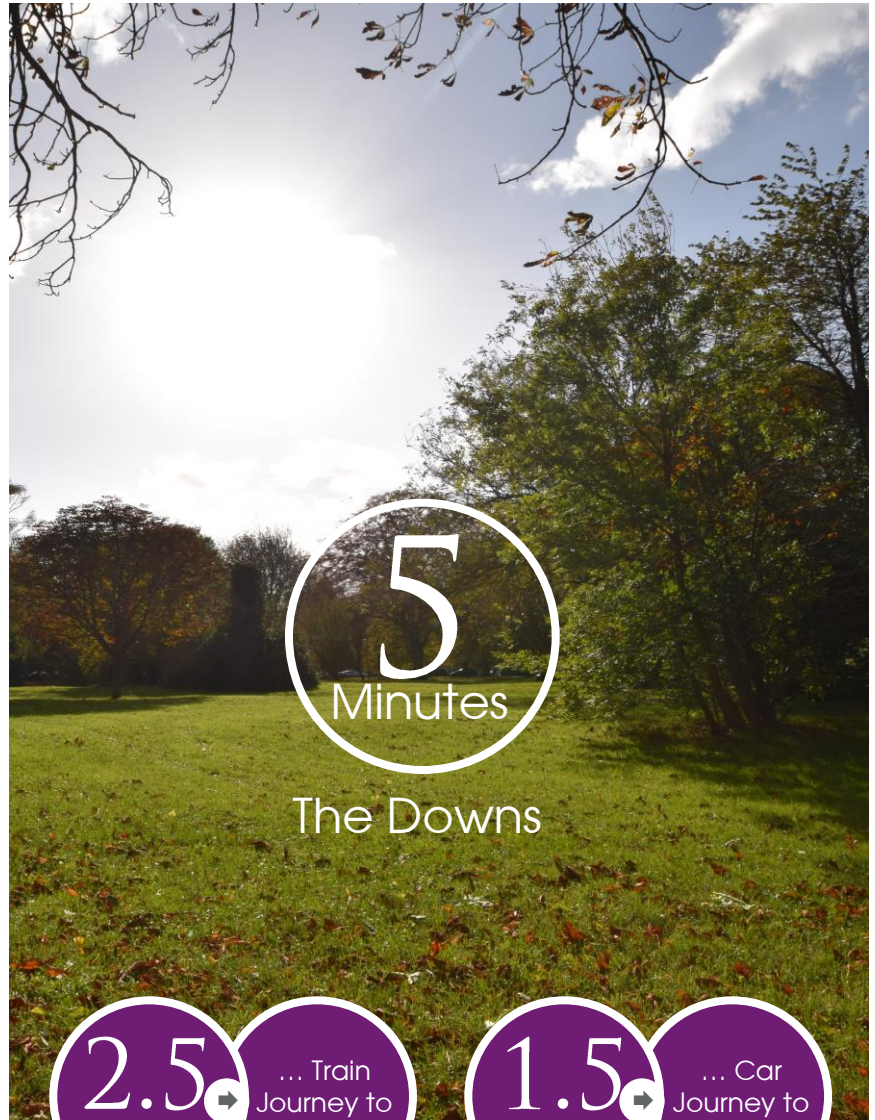
Bristol Harbourside

20 Minutes



Bristol Zoo

10 Minutes



5  
Minutes

The Downs

2.5  
Hours

... Train  
Journey to  
London

1.5  
Hours

... Car  
Journey to  
Devon

Dubbed as a modern, dynamic green city, Bristol thrives off sharing its enviable quality of life with its residents and is a centre of culture, lifestyle, employment & education.

Perfectly placed on the bustling commuter belt, the city sits as a flagship for the South West, helping diverse sectors unite to include financial and ICT sectors, engineering, healthcare research and high calibre universities and sporting colleges.

Steeped in heritage with a legacy of fine iconic buildings, historic streets, transport hubs, parks & open spaces, regeneration plans are in place to perfectly blend the old with the new, making it easy to see why so many call it home.

As European Green Capital 2015 and the first Cycling City, investment plans continue to bring zest & new life in to Bristol and will build upon the solid foundations that have allowed Bristol to pave the way in city and lifestyle development to create a new, superbly connected entry into Bristol.





TRANSPORT

-  Bristol Airport 20 Minutes
-  M5, Junction 17 10 Minutes
-  Temple Meads 15 Minutes

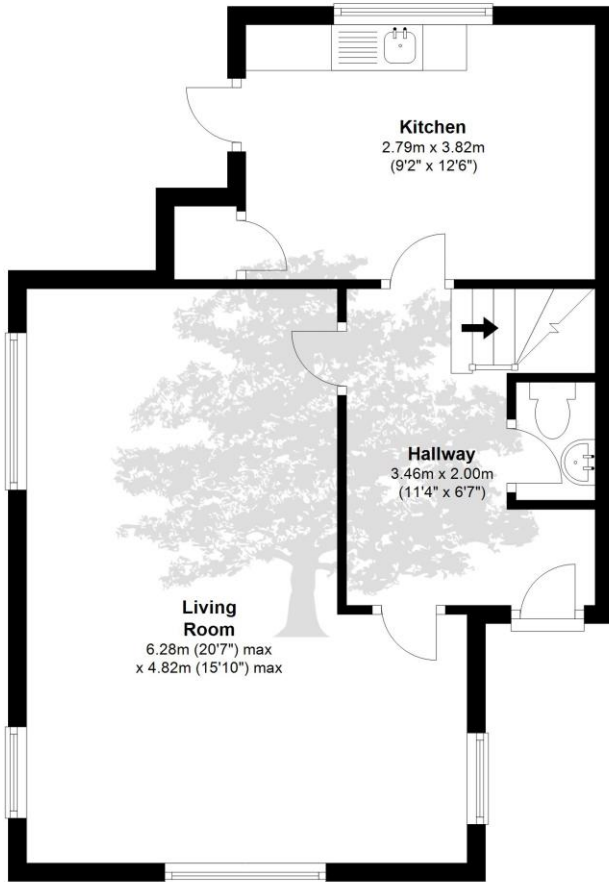
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CONNECT WITH US

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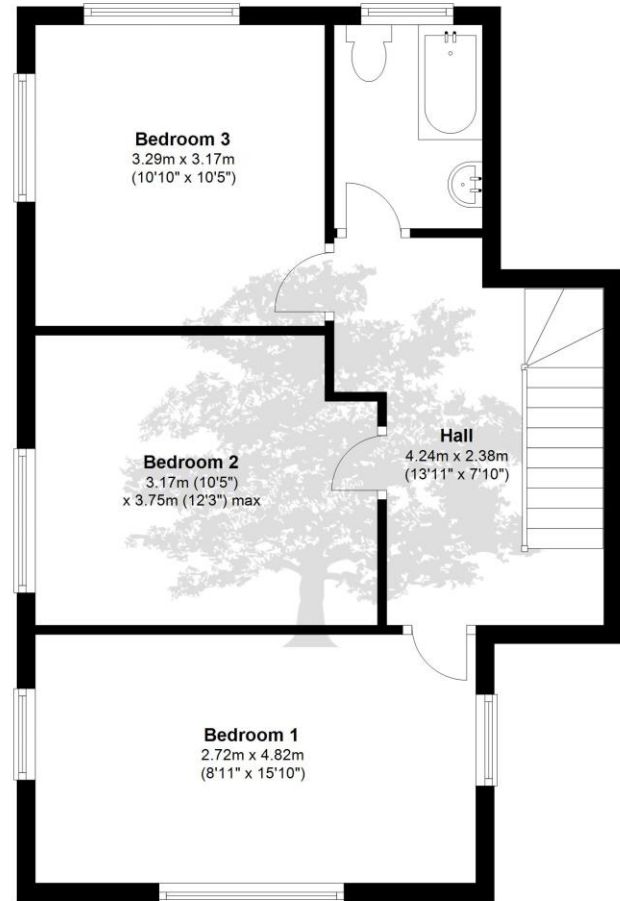
## Ground Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



## First Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



Total area: approx. 96.9 sq. metres (1043.0 sq. feet)

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