



174 SOUTHMEAD ROAD,
WESTBURY-ON-TRYM, BS10 5DR

**GOODMAN
& LILLEY**



AN ATTRACTIVE SEMI DETACHED HOME OFFERING THREE BEDROOMS, DRIVEWAY PARKING, A WONDERFUL REAR GARDEN HOUSING A TIMBER HOME OFFICE/WORKSHOP ALL LOCATED IN A POPULAR AND CONVENIENT LOCATION CLOSE TO SOUTHMEAD HOSPITAL, ROLLS ROYCE, M.O.D, AIRBUS, HENLEAZE HIGH STREET AND WESTBURY-ON-TRYM VILLAGE.

Summary

The property enjoys a wealth of character features which are indicative of the era and in brief this home comprises; entrance hall, sitting room, dining room, modern fitted kitchen and conservatory. To the first floor are three bedrooms and a family bathroom. There is also driveway parking to the front of the house and a timber frame workshop/home office in the rear garden. Outside, the established rear garden enjoys a sunny orientation and offers the ideal space to sit back and enjoy the summer sun.

Location

Situated in the popular location of Westbury on Trym in close proximity to the local amenities of both Henleaze and Westbury High Streets. A very family orientated area with good local schools and open green areas. Furthermore, there is also easy access to all parts of the City, Southmead Hospital, Cribbs Causeway, Henleaze Lake, Badock's Woods, Horfield Common and the City Centre.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

Entrance Porch

Double glazed porch providing access to the house.

Entrance Hallway

With entrance door, stairs rising to the first floor, and doors to:

Sitting Room

A wonderful sitting room to the front of the house, with wooden flooring, double glazed bay window, fireplace with fitted fire and wooden surround, radiator.

Dining Room

Opening directly into the conservatory and with a door to the kitchen, radiator.

Conservatory

Double glazed to three sides with double doors out to the garden.

Kitchen

Fitted kitchen with wall and base units, sink, wood work tops, tiled floor, tiled surrounds space for cooker, double glazed window and door to the rear garden.

First Floor

Landing

Loft access, doors to all first floor rooms and double glazed window to the side aspect.

Bedroom One

Double glazed window to the rear aspect, radiator and cupboard housing the combination boiler.

Bedroom Two

Double glazed window to the front aspect and radiator.

Bedroom Three

Double glazed window to the rear aspect and radiator.

Bathroom

Fitted with a modern white suite comprising of a bath with shower fitted over, low level wc and a wash basin. Tiled surrounds, radiator and a double glazed window to the front aspect.

Outside

Front Garden

The front garden sets the house back from the road and offers brick paved driveway parking.

Rear Garden

Attractive east facing rear garden enclosed by fencing and comprising a decking area, two lawn areas split by a pathway leading to a growing area with raised beds and on to the rear of the garden where there is a timber built home office/workshop with double glazed windows and a separate store room to the side. There is side access to the garden from the front of the house with space for storage.

Parking

Brick paved driveway parking to the front of the house.

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- Popular & Convenient Location
 - Three Bedrooms
 - Good Sized South Easterly Facing Rear Garden
 - Attractive Mock Tudor 1930's Semi
 - Home Office / Workshop in Rear Garden
 - Driveway Parking

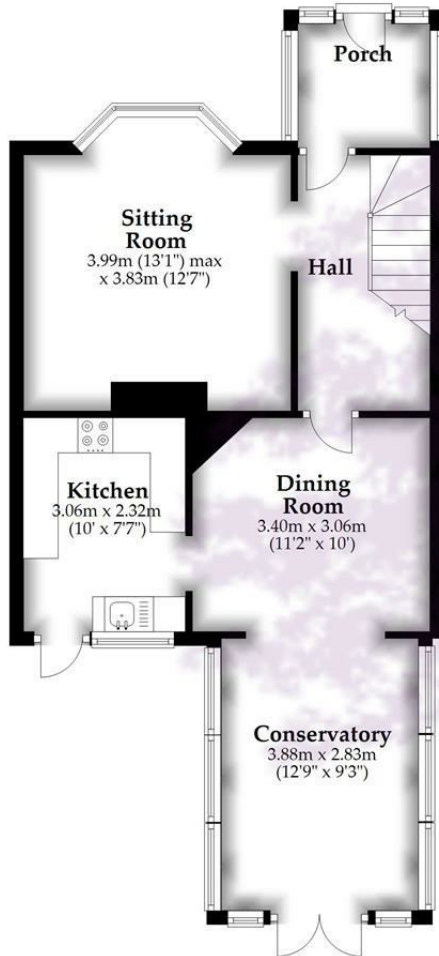


GUIDE PRICE £465,000



Ground Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Total area: approx. 93.9 sq. metres (1010.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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