



8 ROMAN WAY,
STOKE BISHOP, BS9 1SH

**GOODMAN
& LILLEY**



A GOLDEN OPPORTUNITY TO ACQUIRE THIS WELL POSITIONED THREE BEDROOM DETACHED FAMILY HOME IN NEED OF REFURBISHMENT WITH OUTSTANDING POTENTIAL THAT BENEFITS FROM GOOD SIZED ACCOMMODATION AND GENEROUS SIZED GARDENS.

Location

Roman Way is a popular cul de sac situated in the leafy suburb of Stoke Bishop and is within close proximity to both Durdham Downs and the Old Sneed Park Nature Reserve. Sea Mills Train Station is just 0.8 miles away and there are regular trains into Bristol Temple Meads and into the city. There are a good selection of close by amenities that include family run Indian and Italian restaurants and convenience stores. In nearby Henleaze there is a Waitrose as well as health and leisure clubs in Westbury on Trym.

Accommodation

Ground Floor

The house is entered through a storm porch and the entrance door to a spacious central hallway with stairs that rise to the first floor accommodation and doors to all downstairs rooms. There are two generous reception rooms a sitting room to the front and dining room to the rear of the house having doors out to the gardens, both reception rooms feature fireplaces. The ground floor accommodation continues with a downstairs cloakroom / wc and kitchen having a door out to the rear garden and additional storage cupboard.

First Floor

The first floor has a great feeling of space with a generous landing and doors to all rooms comprising of three double bedrooms, a bathroom and separate toilet.

Gardens

The front garden setting the house back from the road offers a lawn area and a driveway that provides parking, access to the garage and house. A secure side gate provides access to the rear garden.

The rear garden comprises of a generous lawn area with mature borders.

Garage / Parking

There is a single integral garage accessed from a front driveway that provides further parking.

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- Detached Family Home
 - Three Double Bedrooms
 - Generous Gardens
 - Outstanding Potential
 - Garage / Driveway Parking
 - Viewing Highly Recommended

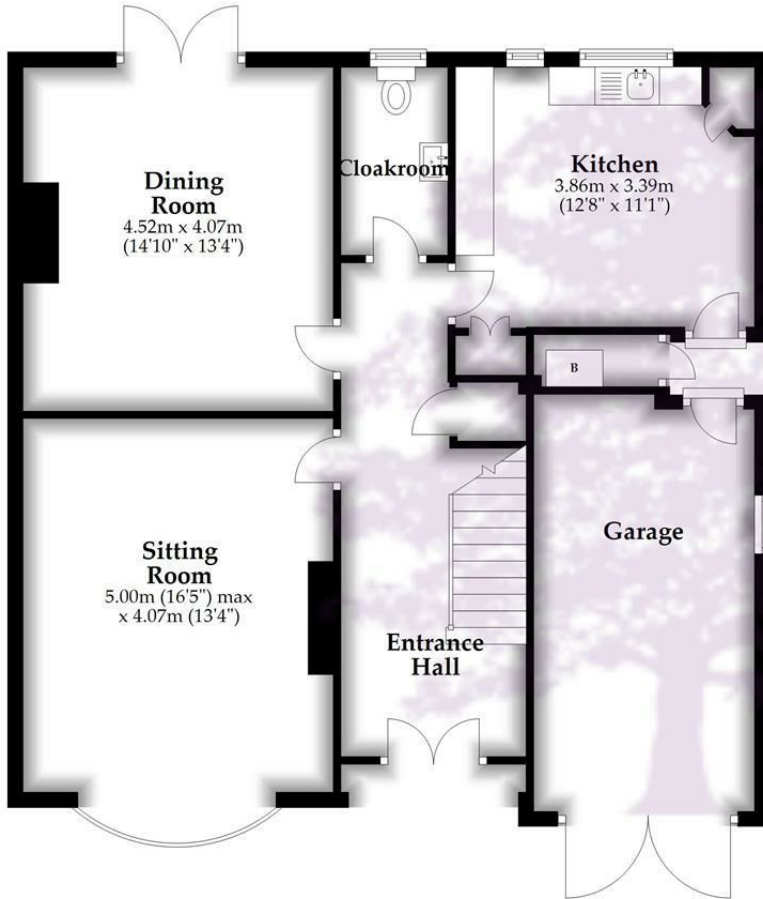


GUIDE PRICE £750,000



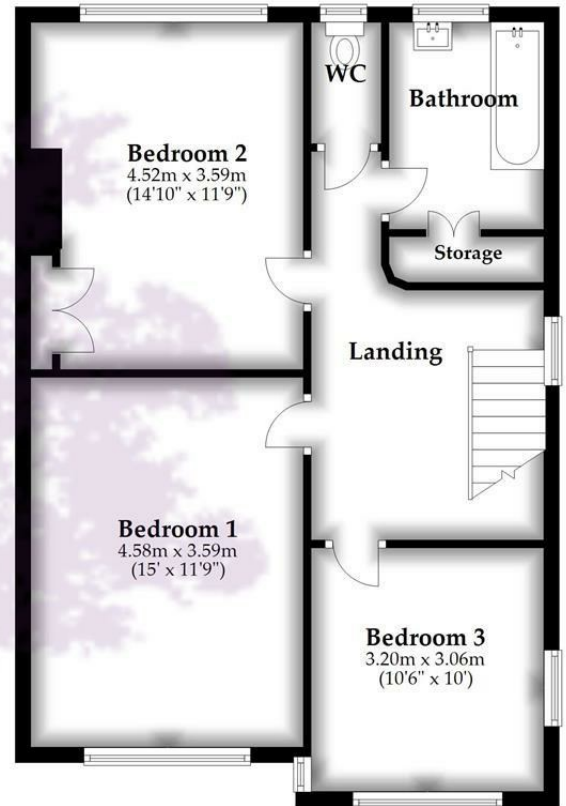
Ground Floor

Approx. 89.8 sq. metres (966.3 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.4 sq. feet)



Total area: approx. 155.9 sq. metres (1677.7 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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