



115 LAKE ROAD,
WESTBURY ON TRYM, BS10 5JG

**GOODMAN
& LILLEY**



A SUPERB OPPORTUNITY TO PURCHASE A WONDERFUL THREE BEDROOM, SEMI DETACHED, FAMILY HOUSE ON A SOUGHT AFTER ROAD IN WESTBURY ON TRYM WITH GENEROUS WEST FACING GARDEN AND DRIVEWAY THAT REQUIRES MODERNISATION AND COULD BE EXTENDED SHOULD IT BE REQUIRED.

Location

Situated in the popular Westbury-on-Trym area of Bristol, with its excellent local amenities on Henleaze High Street and in Westbury on Trym Village, good local schools and the fantastic easy access to Badock Woods and Henleaze Lake.

Summary

The light and airy accommodation is arranged over two floors briefly comprising; entrance hall, bay fronted sitting room, separate dining room with doors out to the rear garden, and a kitchen with door to the side providing access out to the generous family friendly garden that backs onto Henleaze Lake. The first floor boasts three bedrooms the family bathroom. The garden are ideal for the growing family and or keen gardener and compliment the accommodation of the house perfectly, with a driveway providing parking completing the package.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

As mentioned in the summery the house is entered through double porch doors and a main front door to the entrance hallway. The generous hall has stairs rising to the first floor rooms and four panelled doors to the ground floor rooms. There are two separate sizeable reception rooms a sitting room to the front of the house and dining room to the rear which has a door out to the wonderful rear garden. The ground floor is finished with a kitchen that needs an update also having access out to the side driveway and rear garden. To the rear there is a built on storage cupboard that houses the gas central heating boiler.

First Floor

Stairs rise from the entrance hall to a good sized landing (ample space for stairs to a loft conversion should it be required) with doors to all first floor rooms. There are three bedrooms, two large double rooms and a third generous single, and a bathroom on the first floor.

Outside

Front Garden

Setting the house back from the road with driveway parking providing access to the rear garden, and a small front lawn.

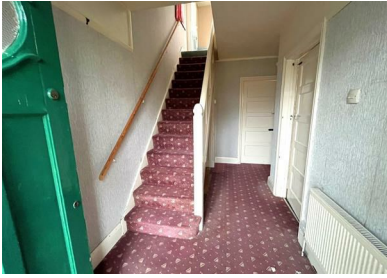
Rear Garden

A wonderful west facing rear garden of good proportions that backs onto Henleaze lake and with expansive lawn, shed, green house and patio.

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- Superb Opportunity
 - Updating Required
 - West Facing Rear Garden
 - Driveway Parking
 - Three Bedrooms
 - Sought After Location
 - Double Glazed / Gas Heating
 - Call To View



GUIDE PRICE £500,000



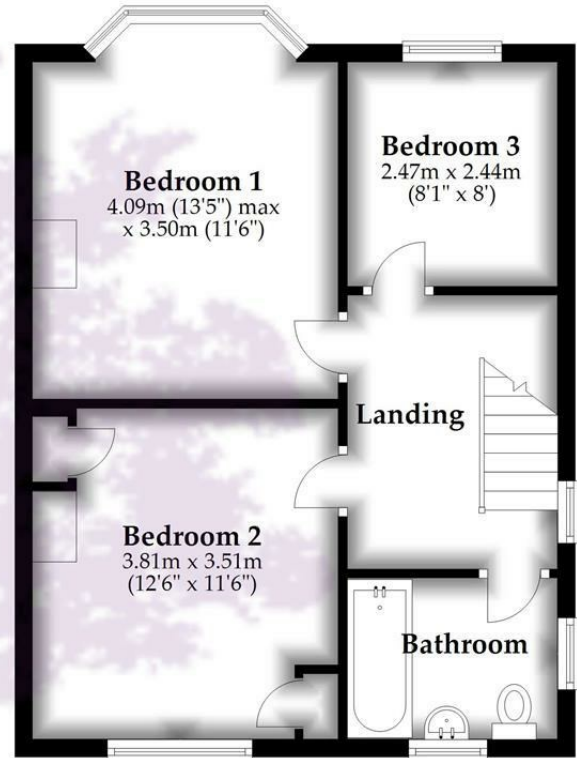
Ground Floor

Approx. 48.5 sq. metres (521.7 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



Total area: approx. 94.5 sq. metres (1016.8 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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