



6 LORTON ROAD,
SOUTHMEAD, BS10 6DG

**GOODMAN
& LILLEY**



A WELL APPOINTED END OF TERRACE FAMILY HOME WITH MODERN KITCHEN AND BATHROOM, GENEROUS GARDENS AND DRIVEWAY PARKING, SITUATED IN A POPULAR CUL DE SAC IN THE SOUTHMEAD AREA OF BRISTOL.

Location

Close to Westbury on Trym village, local employers such as Airbus and Southmead hospital, good local schools and local bus routes to the City Centre, Gloucester Road and Cribbs Causeway.

Summary

This wonderful home offers accommodation over two floors comprising in brief of an entrance hallway, sitting / dining room, kitchen and a downstairs WC on the ground floor, with three bedrooms and a modern bathroom on the first floor. Further benefitting from a generous side and rear gardens with potential to extended, and a three car driveway.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

Entrance Hallway

The house is entered via a double glazed entrance door to a hallway with stairs rising to the first floor, radiator, double glazed window and doors to:

Downstairs Cloakroom / WC

Fitted WC and wash basin, double glazed window.

Sitting / Dining Room

A generous room of over 20ft in length incorporating sitting and dining areas with three double glazed windows to side and rear aspects, radiators.

Kitchen

With space for a breakfast table and fitted with wall and base units, work

surfacing over, sink unit, spaces and plumbing for appliances, gas cooker, double glazed windows to the front aspect and a double glazed door to the gardens.

First Floor

Landing

A generous landing with built in storage cupboard housing the gas boiler, and doors to all first floor rooms.

Bedroom One

Double glazed window to the rear, radiator and built in cupboard.

Bedroom Two

Double glazed windows to both the front and side aspects, storage cupboard and radiator.

Bedroom Three

Double glazed window to the side, built in cupboard and radiator.

Bathroom

Fitted modern suite comprising bath with shower over and wash basin, tiled walls and double glazed window to the side.

Outside

Gardens

There a generous side and rear gardens with lawn and patio areas, enclosed by fencing and with two brick built outhouses one with power. The gardens provide ample space for a extension should you wishes to enlarge the house.

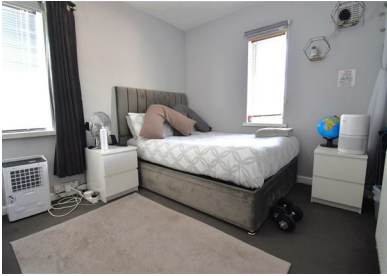
Driveway Parking

At the front of the house with parking for three vehicles.

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- A Well Appointed Home
 - Fully Double Glazed
 - Generous Gardens
 - Three Bedrooms
 - Popular Cul De Sac Position
 - Driveway Parking

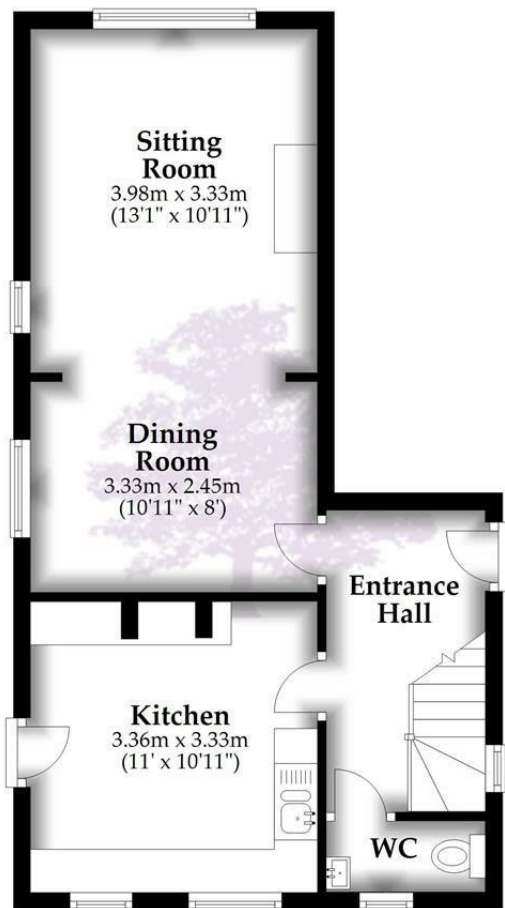


GUIDE PRICE £325,000



Ground Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.4 sq. feet)



Total area: approx. 83.6 sq. metres (899.5 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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