



15 SEVASTOPOL ROAD,  
HORFIELD, BS7 0FJ

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**GOODMAN  
& LILLEY**







# 15 SEVASTOPOL ROAD

## HORFIELD BS7 0FJ

GUIDE PRICE  
£425,000

A wonderful modern townhouse set in a convenient location within walking distance to Horfield Common & Southmead Hospital. Presented in excellent condition throughout with three double bedrooms, an en-suite and expansive living accommodation together with a charming west facing garden, separate garage & parking.

Viewing is recommended to fully appreciate the accommodation on offer here.

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: C

### Summary

The light and airy accommodation is arranged over three floors and briefly comprises: entrance hall, a downstairs cloakroom/wc, and 28ft fully fitted kitchen/dining room that opens out to the rear garden. To the first floor is a sitting room with Juliet balcony to the front, bedroom three/home office and the family bathroom. The master bedroom suite with an en-suite shower room and the second bedroom are on the second floor. Additional benefits include the west facing rear garden, garage and an off street parking space.

### Location

Situated just off of Gloucester Road and Horfield Common, close to Southmead Hospital and other major employers such as Airbus, the MOD and Rolls Royce along with the University of the West of England. The Gloucester Road also offers a wide range of amenities and great access to Bristol City centre.

### Accommodation

Please see the floorplan for the room measurements.

### Ground Floor

#### Entrance Hall

Entry via a double glazed entrance door with access to a cloakroom/wc, stairs to the first floor and door to:

#### Downstairs Cloakroom / WC

Fitted low level wc and wash basin, wall mounted gas boiler and window to the front.

#### Open Plan Kitchen / Dining Room

A fully fitted modern kitchen with wall and base units, a large breakfast bar and integrated oven, fridge/freezer, dishwasher and washing machine. The kitchen opens into a lovely open/plan dining and sitting area with a large under stairs storage cupboard, French doors leading onto a wooden deck and a delightful and beautifully planted tiered garden with lawn. A wooden gate leads to the garage and parking.

### First Floor

#### Landing

Stairs continue to the second floor and doors to:

#### Sitting Room

A lovely proportioned sitting room to the front of the house with French double glazed doors and a Juliet balcony.

#### Bedroom 3 / Home Office

Another well proportioned and good sized room currently arranged as a home office, with double glazed window to the rear.

#### Bathroom

Fitted modern suite with bath and shower over, low level wc, and wash basin.

### Second Floor

#### Landing

Loft access and doors to:

#### Master Bedroom

An impressive master bedroom suite to the front of the house with double glazed windows, and a double and single fitted wardrobe. Door to the en-suite.

#### En Suite

A modern white suite with a fitted shower cubical, wash basin and low level wc.

#### Bedroom Two

A lovely double bedroom to the rear of the house with double glazed window and views of the garden.

### Outside

#### Front Garden

This pretty modern townhouse is accessed via a pathway through a small front garden with bin & recycling storage to the entrance door.

#### Rear Garden

A really charming west facing garden with a wooden decked terrace for al fresco dining. The garden has been 'tiered' with artificial grass &

edging. Beautifully planted on both sides with the wooden fencing. A wooden gate leads to the rear and gives access to the garage and parking.

#### Garage and Parking

Large single garage accessed via the rear of the property across a parking area, with a parking space in front for another car.



- Modern Three Storey Townhouse
- Separate Sitting Room
- West Facing Rear Garden
- Three Double Bedrooms
- Family Bathroom and En-Suite
- Garage and Parking
- Wonderful Open Plan Kitchen/Dining Room
- Downstairs Cloakroom
- Viewing Recommended



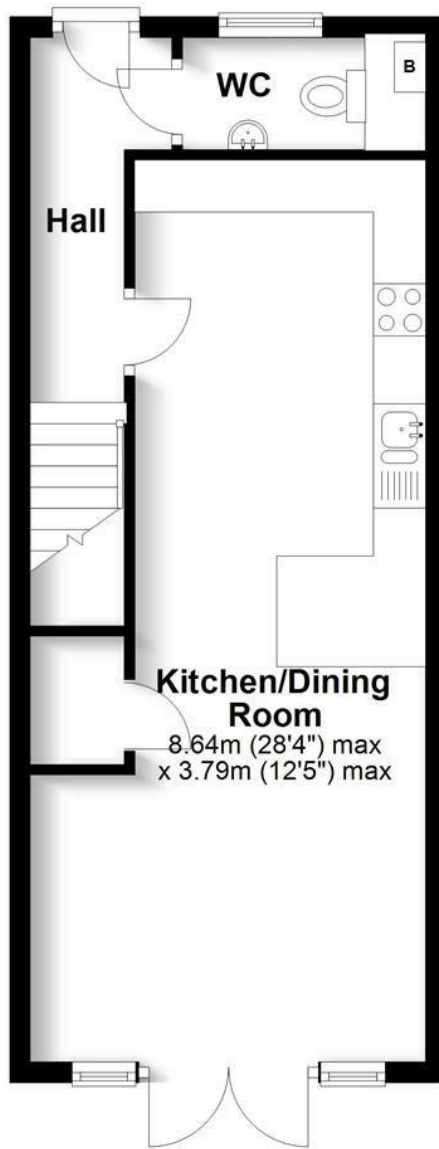


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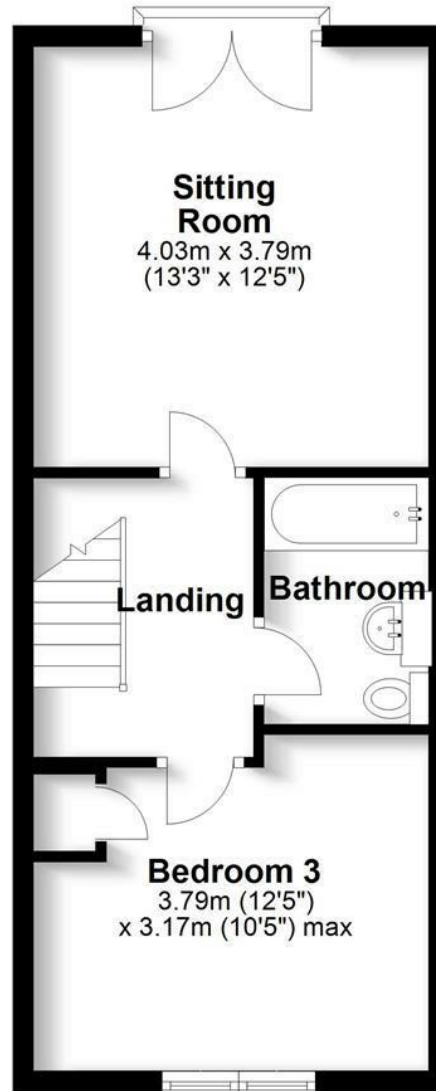
### Ground Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



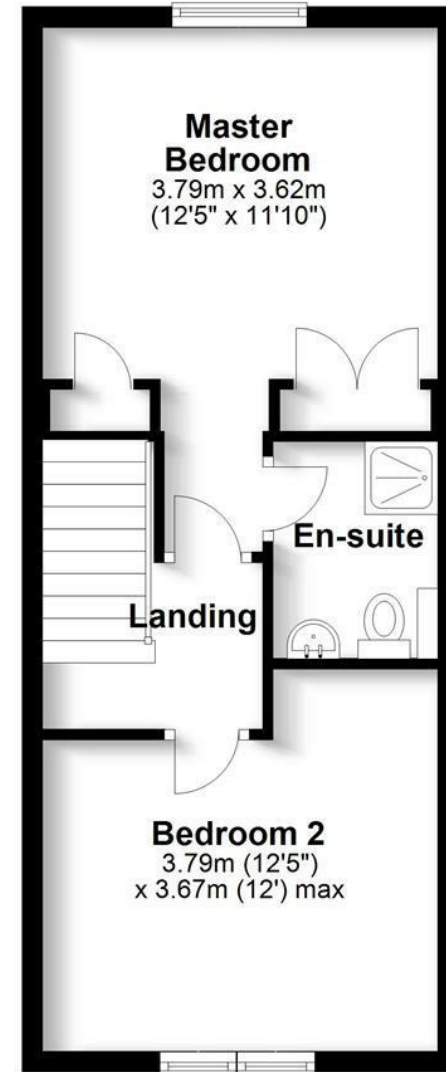
### First Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



### Second Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



Total area: approx. 111.6 sq. metres (1201.5 sq. feet)

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