



77 COMB PADDOCK,
WESTBURY ON TRYM, BS9 4UQ

**GOODMAN
& LILLEY**



LOCATED ON THE CUSP OF BOTH HENLEAZE AND WESTBURY-ON-TRYM HIGH STREETS, IN THE VERY DESIRABLE COMB PADDOCK, IS THIS WELL MAINTAINED, TWO DOUBLE BEDROOM, TERRACED HOME WITH WONDERFUL SOUTH FACING GARDEN AND PARKING.

DUE TO ITS LOCATION AND COMPETITIVE PRICE WE ANTICIPATE A GREAT DEAL OF INTEREST. CONTACT ONE OF OUR PROPERTY SPECIALISTS TO ARRANGE YOUR VIEWING TODAY.

Location

This sought after BS9 location provides excellent access to the shops and schools of Westbury on Trym and Henleaze plus easy access to the MOD, local bus routes and Southmead hospital.

Accommodation

Please see the floorplan for room sizes and the layout.

Ground Floor

Entrance Hall

Double glazed window to front aspect, two generous storage cupboards, stairs to first floor, and door to:

Open Plan Kitchen / Dining Room

A wonderful open plan space with a fitted kitchen comprising wall and base units with work surfaces over and sink, inset spot lighting, tiled surrounds, integrated oven and hob, plumbing and space for washing machine. Tiled floor throughout, ample space for a dining table, radiator and double glazed double doors to the rear garden.

Sitting Room

Double glazed windows looking out onto the rear garden, wood effect floor and radiator.

First Floor

Landing

With built in storage cupboard and doors to:

Bedroom One

Both bedrooms are of good double proportions, bedroom one has a double glazed window to the rear, fitted wood effect floor and a radiator.

Bedroom Two

Double glazed window to the rear overlooking the garden, fitted wood effect flooring, built in storage cupboard and radiator.

Shower Room

Well fitted modern suite comprising a walk in shower cubicle with shower fitted over, tiled surrounds, wash basin, radiator, wood effect flooring and a double glazed window to the front elevation.

Separate Toilet / WC

Fitted WC and wash basin, double glazed window to the front, radiator and wall mounted gas boiler.

Outside

Front Garden

Open plan front garden providing access to the entrance door.

Rear Garden

The rear garden faces a sunny south facing direction and offers patio areas fully enclosed by fencing. Gated access to the rear out to an allocated parking space.

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- Excellent BS9 Location
 - Wonderful South Facing Rear Garden
 - 21 ft Fitted Kitchen / Dining Room
 - Allocated Parking
 - Two Double Bedrooms
 - Terraced House
 - Sitting Room
 - Viewing Highly Recommended

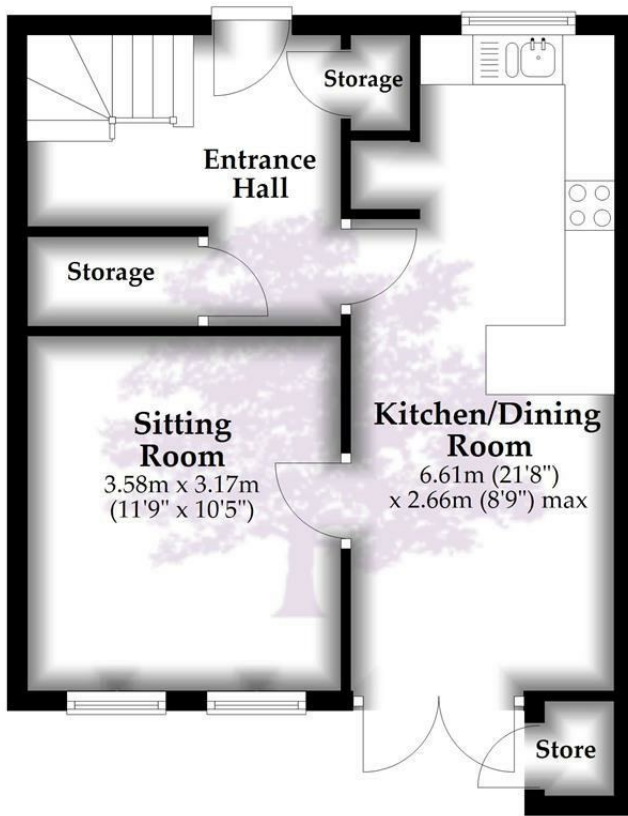


£345,000



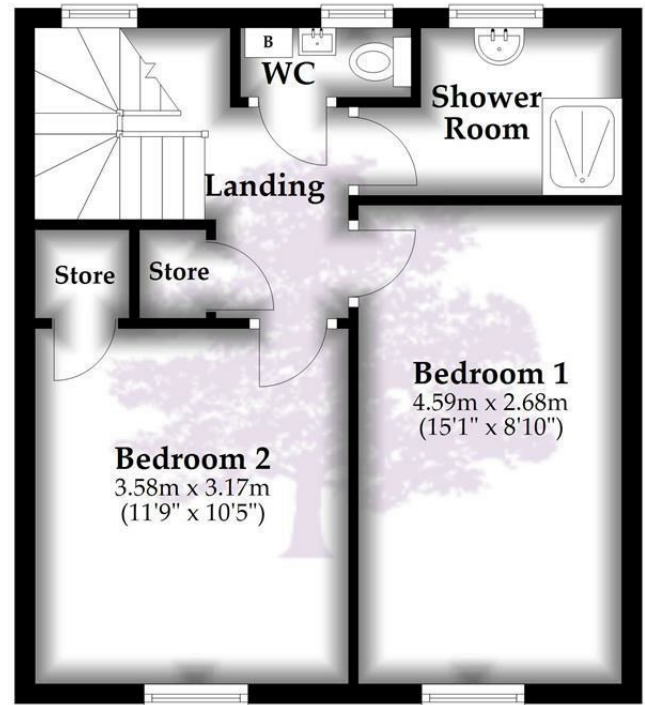
Ground Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



Total area: approx. 78.7 sq. metres (847.6 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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