



14 CROPTHORNE ROAD SOUTH,  
HORFIELD, BS7 0PS

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**GOODMAN  
& LILLEY**



A FOUR-BEDROOM, TWO BATHROOM MODERN TOWNHOUSE LOCATED ON CROPTHORNE ROAD SOUTH IN THE POPULAR CITY OF BRISTOL. THIS PROPERTY BOASTS FLEXIBLE ACCOMMODATION TO SUIT ALL LIFESTYLE WITH A REAR GARDEN AND DRIVEWAY PARKING THAT CAN ACCOMMODATE TWO VEHICLES. LOCATED IN FILTON A SOUGHT-AFTER AREA. THIS TOWNHOUSE PROVIDES THE PERFECT BALANCE OF CITY LIVING AND CONVENIENCE.

### Location

Horfield is a convenient area of Bristol with great access to the Ministry Of Defence, University of the West of England, Rolls Royce, Parkway Train Station, Horfield Sports Centre and the M4/M5 corridor.

### Accommodation

Please see the floorplan for room measurements and the layout.

### Ground Floor

#### Entrance Hallway

Stairs to the first floor and doors to:

#### Bedroom 3

Formerly the properties garage now having been converted to a double bedroom with double glazed window to the front and radiator.

#### Kitchen / Dining Room

Fitted with a modern kitchen that includes wall and base units and work surfacing over, sink unit and integrated appliances. Space for table, double glazed window and door out to the rear.

#### Downstairs WC

Fitted toilet and sink.

### First Floor

#### Landing

Stairs leading up to the second floor, double glazed window to the front and doors to:

#### Sitting Room

A generous main reception room with ample space for seating and tables, or another bedroom making the house a five bedroom for rental.

#### Bedroom 4

Double glazed window to the front, radiator.

### Second Floor

#### Landing

Doors to:

#### Bedroom 1

A good sized double bedroom with two double glazed windows to the rear aspect, radiator, built in wardrobes, and door to an en suite shower room.

#### En Suite

Fitted suite include shower cubicle, toilet and wash basin, radiator and extractor fan.

#### Bedroom 2

To the front with double glazed windows, radiator, built in storage.

#### Bathroom

Fitted bathroom suite comprising bath, wash basin and toilet, tiled surrounds, radiator.

### Outside

#### Front Garden / Driveway Parking

Open plan front garden with tarmac driveway parking providing access to the front door.

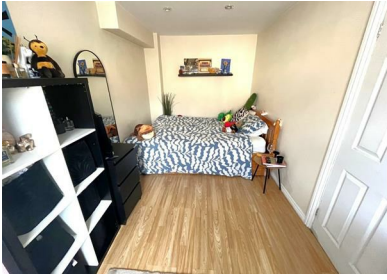
#### Rear Garden

With lawn and patio areas enclosed by fencing.

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- Four Bedroom Modern Townhouse
  - Bathroom/ En Suite/ and Downstairs Toilet
  - Garden
  - Possible Investment Purchase
  - No Chain
  - Flexible Accommodation
  - Great Location close to Major Employers
  - Driveway Parking
  - Viewing Highly Recommended

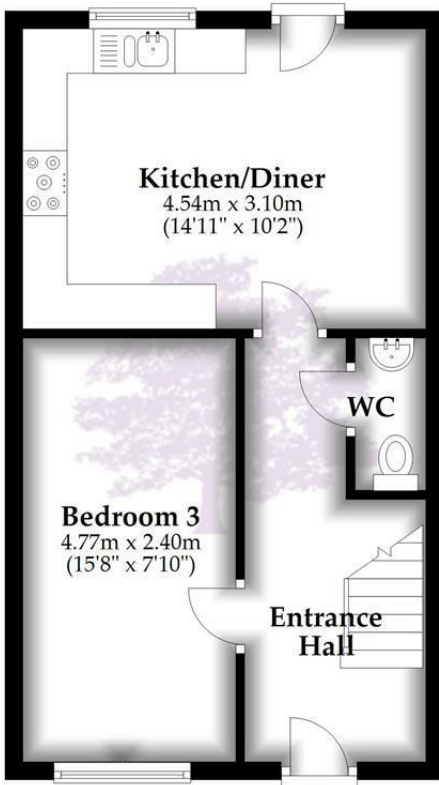


OFFERS IN EXCESS OF £400,000



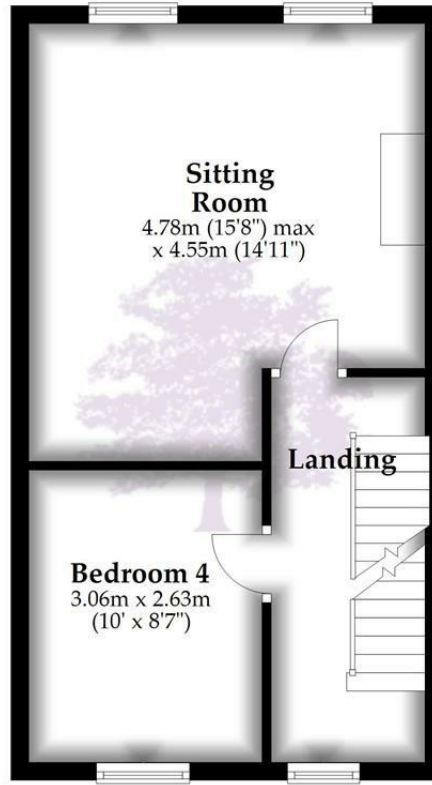
## Ground Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



## First Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



## Second Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



Total area: approx. 108.8 sq. metres (1171.5 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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