



33 CHURCH ROAD,  
WESTBURY-ON-TRYM, BS9 3EQ

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GOODMAN  
& LILLEY













# 33 CHURCH ROAD

## WESTBURY-ON-TRYM BS9 3EQ

# OFFERS IN EXCESS OF £420,000

A charming cottage located on Church Road in the heart of the sought-after village of Westbury-on-Trym. This delightful house has been fully refurbished and now boasts two bedrooms and two reception rooms, a new fitted kitchen and bathroom, and attractive rear garden.

Don't miss out on the opportunity to make this house your home in the heart of Westbury-on-Trym.

### Location

Being situated in Westbury village, you'll have easy access to local amenities, quaint shops, and lovely pubs and restaurants. This property offers a perfect blend of modern comfort and traditional charm in a desirable location.

### Accommodation

Please see the floorplan for room measurements and the property layout.

### Ground Floor

#### Entrance

From the road via a newly fitted front door to the a small lobby area that gives the living room some additional privacy.

#### Living Room

Double glazed sash window to the front aspect with a view up to the village church, feature fireplace, fitted flooring and feature radiator. Opening through to the stairs to the first floor and on to the dining room at the rear of the property.

#### Dining Room

Double glazed window out to the rear

garden, fitted flooring, feature radiator, built in understairs storage. Opens into the kitchen and out to the rear garden.

### Kitchen

A wonderfully, newly fitted kitchen with wall and base units, wood work surfaces over, sink units and integrated appliances. Double glazed window and bi folding doors opening out to the rear garden.

### First Floor

#### Landing

Doors to all rooms and fitted boiler cupboard.

#### Bedroom One

A generous double bedroom with feature fireplace and radiator and double glazed sash window to the front aspect. Built in storage/wardrobe.

#### Bedroom Two

Double glazed to the rear aspect with village outlook, radiator.

### Shower Room

Newly fitted with a quality suite comprising walk in shower with oversized shower head, concealed cistern wc and wash basin. tiled to splash sensitive areas, feature towel rail / radiator and double glazed window to the rear.

### Outside

#### Rear Garden

The cottage enjoys a attractive south facing rear garden that is mostly paved with borders and fencing.

### Useful Information

- \* Brand new combi boiler with 10 year warranty
- \* New heating system and designer radiators
- \* Karndean floor throughout ground floor with 25 years wear
- \* Bifold doors also with 10 years warranty / same for front door
- \* Full rewire and a electrical testing
- \* Fully insulated ceiling

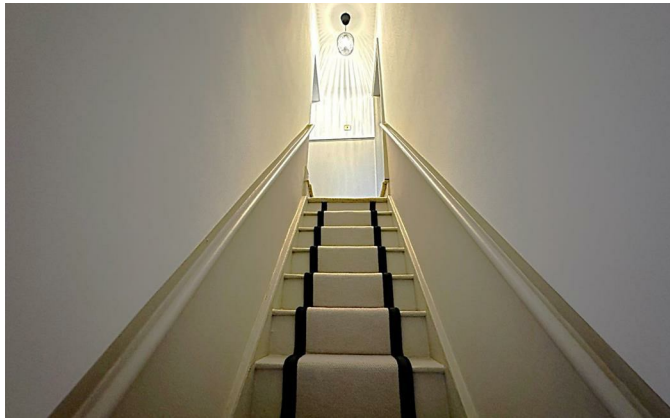


- Charming Fully Refurbished Period Cottage
- Two Bedrooms
- Sought After Village Location
- Newly fitted Kitchen and Bathroom
- Close to Shops and Amenities
- Attractive Rear Garden







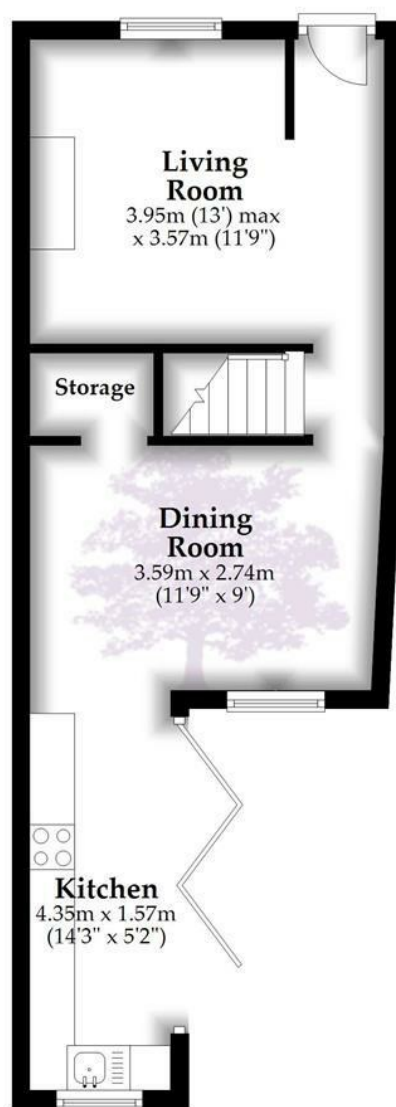


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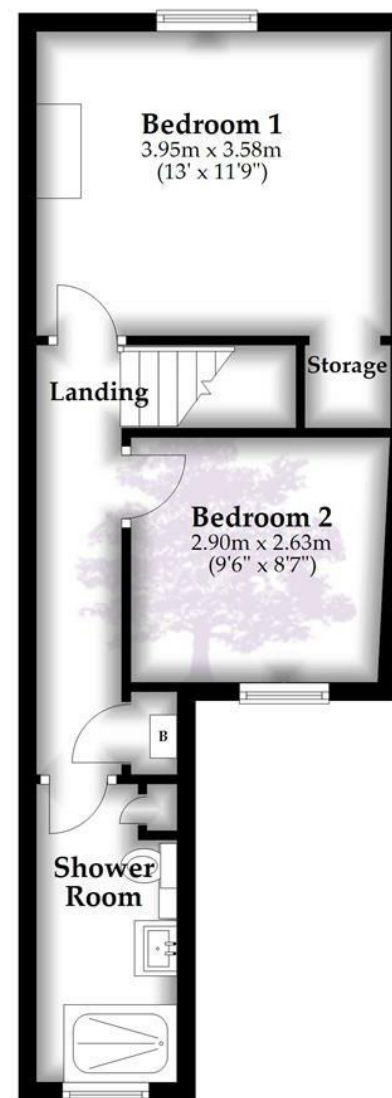
## Ground Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 71.0 sq. metres (764.1 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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