



66 NORTH VIEW,
WESTBURY PARK, BS6 7PZ

GOODMAN
& LILLEY







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GUIDE PRICE
£475,000

A charming Victorian upper maisonette located in the popular and sought after area of Westbury Park. This delightful property excellently presented throughout and boasts generous rooms, character features and off street parking to the rear. With three bedrooms, there is ample space for a growing family or for those in need of a home office.

Don't miss the opportunity to own this beautiful Victorian maisonette in this desirable location. Call us at Goodman & Lilley to book a viewing today.

Location

Situated in the heart of Westbury Park, this maisonette offers a perfect blend of tranquillity and convenience. With an abundance of local amenities including Waitrose on the door step and schools, Durdham Downs, Cribbs Causeway within easy reach, this property is ideal for those looking for a sought after neighbourhood to call home.

Vendor Comment

After nearly 10 years living here it's safe to say we love Westbury Park. From runs on the Downs, coffee and cake at LSP or Sunday roasts at the Westbury Park Pub, this little corner of the world seems to have everything. What's more is there is a real sense of community here with friendly faces and 'good mornings' commonplace. All this is just the tip of iceberg. Our time has been special here, we're sure you'll find it special too.

Accommodation

Please see the floorplan for room measurements and the layout.

Entrance

Via a communal front door and attractive hallway to a ground floor entrance door to the apartment.

Hallway / Landing

Stairs lead up to a light and welcoming first floor hallway / landing with doors to rooms and further stairs to the second floor bedrooms.

Sitting / Dining Room

A generous main reception room spanning the

width of the property with double glazed bay window and an additional side window to the front elevation offering a great aspect to see the world passing by. The room has a wonderful feature period fireplace and ceiling coving, and offers space for a large sofa and dining table.

Kitchen / Breakfast Room

Having been refitted by the present owners and now offering a superb fitted kitchen with central breakfast counter, quality work surfacing, an inset sink and integrated appliances. Double glazed window to the rear.

Bedroom One

A good sized double bedroom positioned at the rear of the property with a double glazed window looking out to the off street parking. With a wonderful feature period fireplace and be-spoke fitted wardrobes and shelving.

Bathroom

Recently re fitted and featuring a quality three piece white suite comprising a bath with shower over, low level wc and wash basin, attractively tiled surrounds, feature towel rail/radiator and a double glazed window.

Second Floor

Landing

Accessed via stairs from below with doors to:

Bedroom Two

A good sized double bedroom to the front of the

property with double glazed dormer window, sloped ceilings, space for wardrobes, feature cast iron fireplace and door to the en suite toilet.

En Suite WC

Fitted with toilet and sink, with potential to converted to include a shower if required.

Bedroom Three

With velux window to the rear, an ideal home office or child's bedroom to suit your needs.

Allocated Parking

The maisonette has the added benefit of a single offer street parking space to the rear of the building.

Tenure

Share of Freehold



- Superbly Presented Upper Maisonette
- Three Bedrooms
- Generous Living Space
- Refitted Kitchen & Bathroom

- Excellent Westbury Park Location
- Allocated Off Street Parking





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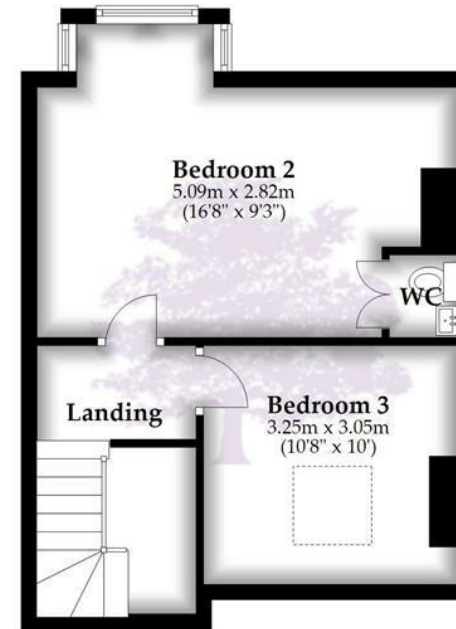
First Floor

Approx. 60.3 sq. metres (649.0 sq. feet)



Second Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



Total area: approx. 96.7 sq. metres (1040.7 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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