



12 EASTFIELD ROAD,  
WESTBURY-ON-TRYM, BS9 4AD

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GOODMAN  
& LILLEY



SITUATED IN A QUIET LOCATION WITHIN AN EASY WALK TO WESTBURY-ON-TRYM VILLAGE IS THIS EXTREMELY TASTEFUL AND ATTRACTIVE TWO BEDROOM FIRST FLOOR APARTMENT SET IN A CHARMING VICTORIAN TOWNHOUSE.

Location

Set in a delightful location within walking distance of Westbury-on-Trym village with its plethora of shops, cafe's and restaurants in one direction, with Durdham Downs, and Whiteladies Road a little further away in the other.

Accommodation

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

Entrance

The apartment is accessed through the communal front door to the communal hallway with stairs up to the first floor landing and the apartments entrance door.

Entrance Hallway

Doors to all rooms and built in storage.

Open Plan Living Room

Measuring approximately 18 ft in width the main reception has ample space for living and dining areas with a feature fireplace and attractive sash window to the rear of the property with superb roof top views over Westbury on Trym village. The room also opens directly into the kitchen.

Kitchen

A generous kitchen which has been newly fitted by the present sellers to offer wall and base units with work surfacing over, sink unit, built in cooking appliances and spaces for washing machine and dryer. Feature sash window to the front aspect, attractive fitted flooring and door back to the hallway.

Bedroom One

A good sized double bedroom with feature sash window to the rear again with village views.

Shower Room

Newly fitted with a three piece suite comprising low level WC, wash basin and walk in oversized shower cubicle.

Bedroom Two

The second double bedroom with a feature sash window to the front elevation.

Allocated Parking

There is one allocated parking space to the rear of the building.

Further Information

Council Tax Band: B

Local Authority: Bristol City Council Tel. 0117 922 2000

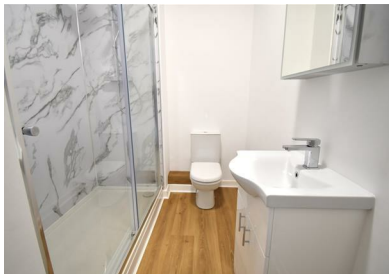
Services: Mains Gas, Water, Drainage and Electric

- Charming Refurbished First Floor Apartment
- Close to Westbury on Trym Village
- Newly Fitted Kitchen/Bathroom
- Superb Views
- Two Double Bedrooms
- 18ft Open Plan Living Room
- Allocated Rear Parking



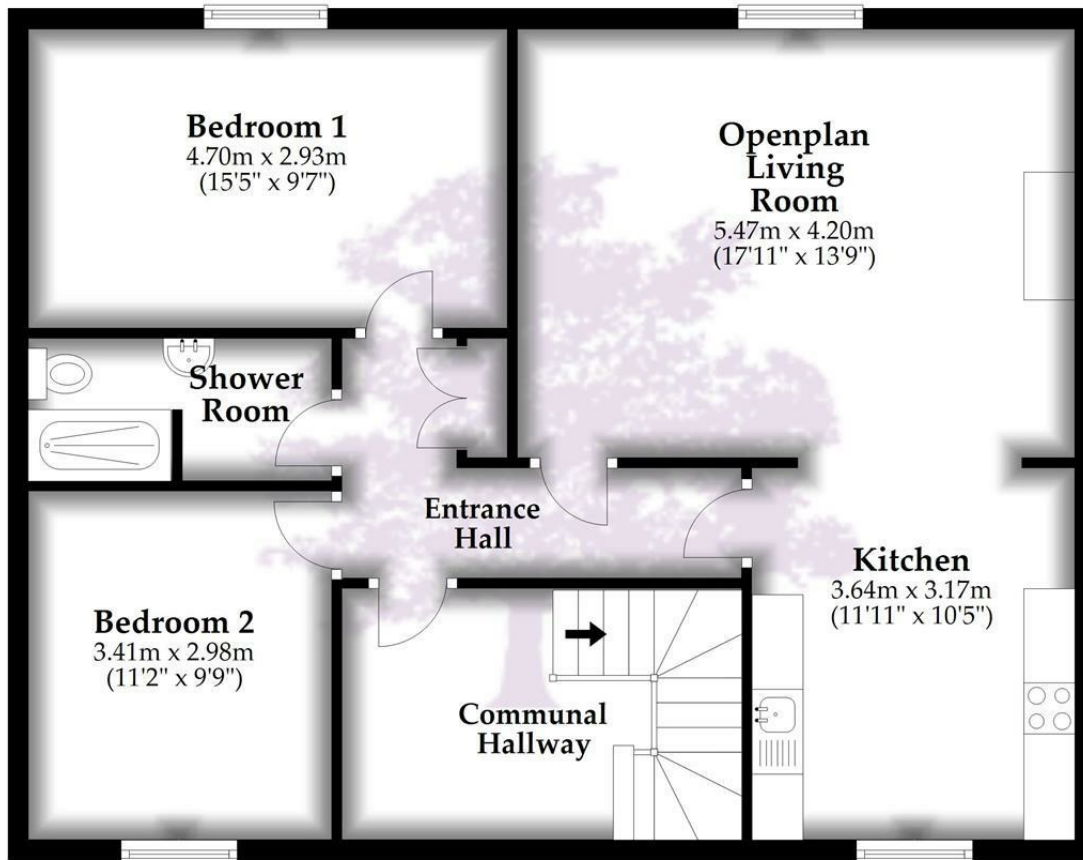
GUIDE PRICE £380,000





## Floor Plan

Approx. 81.5 sq. metres (877.6 sq. feet)



Total area: approx. 81.5 sq. metres (877.6 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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