

224 Southmead Road, Westbury-On-Trym, BS10 5EA

Goodman & Lilley









224 Southmead Road WESTBURY-ON-TRYM BS10 5FA

Viewing is highly recommended to fully appreciate the opportunity this wonderful house offers.

A spacious and attractive mid terrace home offering three double bedrooms, large open plan living accommodation and an extensive rear garden measuring 80ft x 16ft. Located in a popular and convenient location close to Southmead Hospital, Rolls Royce, M.O.D, Airbus, Henleaze High Street and Westbury-on-Trym village.

Location

Situated in the popular location of Westbury on Trym in close proximity to the local amenities of both Henleaze and Westbury High Streets. A very family orientated area with good local schools and open green areas. Furthermore, there is also easy access to all parts of the City, Southmead Hospital, Cribbs Causeway, Henleaze Lake, Badock's Woods, Utility Room Horfield Common and the City Centre.

Accommodation

Please see the floorplan for room measurements and the layout.

Ground Floor

Entrance Hall

A double glazed front door provides access to the entrance hall with door to the sitting room and opening into the dining room. Stairs to the first floor.

Sitting Room

An attractive front room with double glazed bay window, feature fireplace that opens into the dining Bedroom Three room behind.

Dining Room

The dining room is the full width of the house with **Bathroom** a double glazed window to the rear, fireplace with a A modern fitted bathroom comprising bath with fitted multi fuel burner and a glazed door to the kitchen.

Kitchen

A modern fitted kitchen with wall and base units.

Generous Rear Garden

bowl sink unit, tiled surrounds, space for a fridge/freezer, wall mounted gas boiler and integrated oven and hob. Double glazed window to the side and opening into the utility room behind.

An ideal and useful space with plumbing for white goods, double glazed window and double glazed door to the wonderful rear garden.

First Floor

Landing

Loft access, fitted storage and doors to:

Bedroom One

Located to the middle of the house with double glazed window to the rear over looking the garden.

Bedroom Two

Double glazed window to the front aspect.

The third double bedroom with double glazed window to the rear.

shower over, wc and wash basin, tiled to splash sensitive areas, heated towel rail/radiator and double glazed window.

Gardens

Outside

- Viewing Highly Recommended Three Double Bedrooms
 - Well Presented Throughout

wood effect work tops and flooring, one and a half The wonderful rear garden is generous in size with fencing and stone walled borders, timber decking, a lawn area and patio to the far end.

- Wonderful Open Plan Living Area
- Popular and Convenient Location







£375,000























First Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



Total area: approx. 95.5 sq. metres (1027.8 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. HENLEAZE 156 Henleaze Road Henleaze BS9 4NB henleaze@goodmanlilley.co.uk

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