



Westbrook Road, Brislington, Bristol, BS4 5EE

Guide Price £400,000

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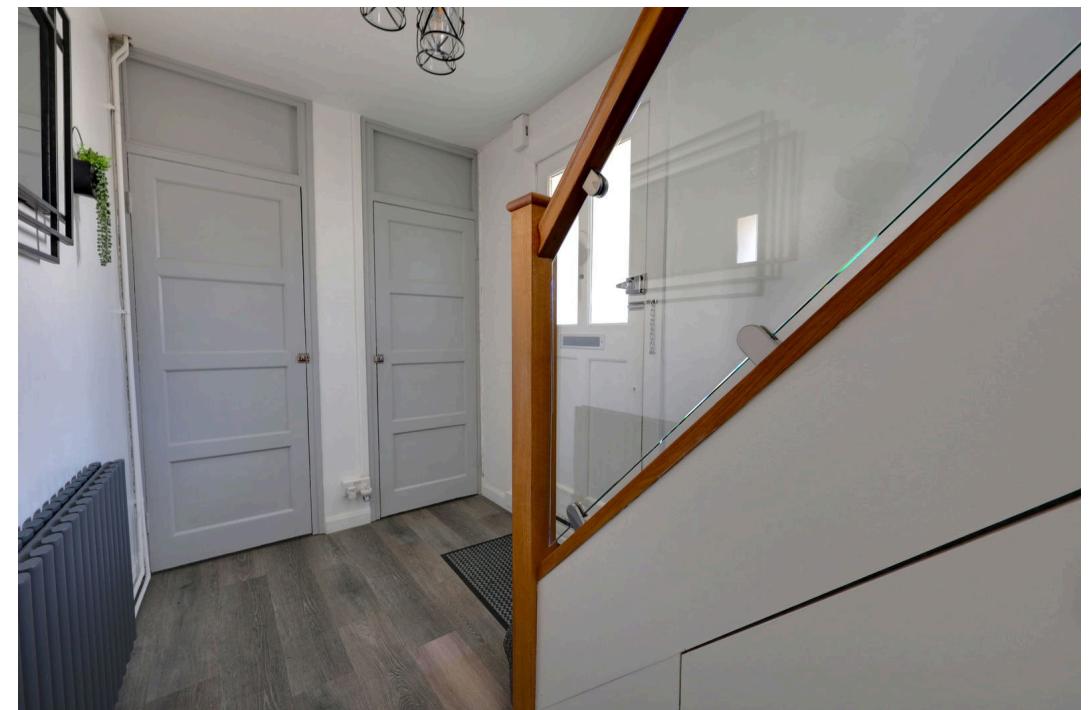
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# Westbrook Road, Brislington, Bristol, BS4 5EE

Quote Reference NF0664 To Arrange Your Viewing-Here you have a move in ready Semi-detached house, located in a quiet road with a wonderful backdrop over rolling golf course greens. The house delivers too, its roomy and has had a thorough makeover with new kitchens, bathroom, floorings, painting and even a brand new boiler. You can simply just add furniture. That kitchen is immense with a full complement of integral appliances.

You will find three good bedroom sizes and a luxury feeling four piece bathroom. For me though the outside is amazing, long level enclosed gardens, great to enjoy, ideal for children and pets too. There is an outbuilding and yes also been updated, with a cloak room at the rear of it. Could be a great work from home option.

Landscaped front gardens with a driveway, its all here. You are also surrounded by good shopping options, brislington retail park, Tescos, great bus routes, park and ride, commuting links and good schools nearby.





## Hallway

Door to the front aspect with obscure glazing, smoke alarm, stairs leading to the first floor with stairway lighting and under stairs storage cupboards, two additional storage cupboards, one houses the consumer unit and gas meter, the other for coats, radiator and amtico luxury vinyl flooring.



## Kitchen/Dining/Living Room

7.66m max x 5.46m max L-shaped (25'1" x 17'10")

Double glazed window to the front aspect, two double glazed windows and a door to the rear aspect overlooking the gardens. The first area is a modern fitted kitchen in light grey with a range of wall and base units with tiled splash backs and laminate work surfaces. There is an island with an integral induction hob, as well as a electric oven, dishwasher, fridge/freezer and washing machine all fitted. The dining area has a cupboard in the corner housing a new Worcester boiler and a radiator. The living area has a television aerial, cable and a radiator. The flooring is amtico luxury vinyl throughout this room.

## Landing

Double glazed window to the front aspect, loft hatch and a smoke alarm.



## **Bedroom One**

4.05m x 3.55m (13'3" x 11'7")

Double glazed window to the front aspect, radiator and a television aerial.

## **Bedroom Two**

3.56m max x 3.33m max (11'8" x 10'11")

Double glazed window to the rear aspect and a radiator.

## **Bedroom Three**

3.11m x 2.13m (10'2" x 6'11")

Double glazed window to the front aspect, radiator and a fitted storage cupboard.

## **Bathroom**

2.92m x 1.66m (9'6" x 5'5")

Obscure double glazed window to the side aspect, recessed spot lights, tiled walls, chrome towel radiator and tiled flooring. There is a four piece suite comprising of a free standing bath with a shower attachment, a walk-in double shower cubicle with a mixer shower over, vanity unit with a wash hand basin and a low level WC with a hidden cistern.

## **Front Garden**

Open borders with the main area laid to lawn with a block paved pathway and ornate circular design with shingle stones and a plant.

## **Driveway**

Laid to block paving and can accommodate one to two cars depending on sizes.



## **Outbuilding**

4.01m x 1.4m (13'1" x 4'7")

Double glazed window to the side aspect, plastered with power, light and ethernet cable. Can be used as an office/store and even previously as a bedroom.

## **WC**

1m x 1.4m (3'3" x 4'7")

Wall mounted corner wash hand basin and a low level WC.

## **Rear Garden**

20.6m x 10.8m (67'7" x 35'5")

Enclosed by wooden fencing and cement support pillars, side access gate, wooden shed and an outside light. The garden has a large lawn area with a wooden decked area at the end and a full width patio area next to the house. To the rear of the fence is an area of land that belongs to the property and is presently used to dispose of garden waste, yet could be used to make the garden larger or a pontoon over the





## Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. [nigelfudge.exp.uk.com](http://nigelfudge.exp.uk.com)

EPC = D, Council Tax Band – C (£2,296.79 PA estimate) – Bristol City Council.

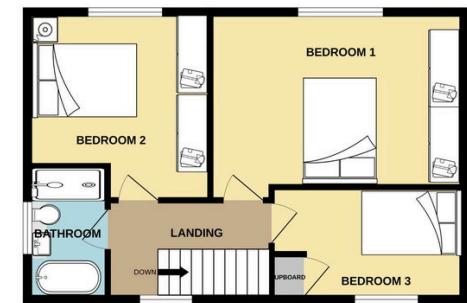
Services - Mains electricity, Mains gas, Mains water, Mains drainage. Freehold property. Built from 1950 until 1966 and then rebricked more recently and has a PRC certificate.

A "PRC certificate" primarily refers to an official document for homes built with **Pre-cast Reinforced Concrete (PRC)**, a type of non-traditional construction that was common after WWII. The certificate is issued by a qualified engineer and confirms that the property has undergone specific, approved repairs to address structural issues and is deemed mortgageable and structurally sound.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 996sq.ft. (92.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		66
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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