



Upper Maisonette, 52 Linden Road, Westbury Park, Bristol, BS6 7RP

GUIDE PRICE £460,000

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## PROPERTY OVERVIEW

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The spacious accommodation is arranged over two floors and offers ground floor entrance with period stained glass door, half landing that leads to the kitchen/breakfast room, living/dining room with front facing bay window and wooden sash double glazing, 2 large double bedrooms set apart from each other (the front bedroom also has wooden sash double glazing and stripped wooden flooring, large bathroom with walk-in shower and two side windows, steps up to a third double bedroom with pleasant views to the rear and door to sizeable partially boarded loft.

### Location

A highly sought after location within a short walk of Durdham Downs and a range of shops, notably Waitrose on Henleaze Road. In proximity there are restaurants such as the highly regarded Little French and Prego as well as public houses including The Westbury Park and Cambridge Arms. Linden Road is ideally placed with good ease of access to primary schools and secondary schools, state and independent with the added bonus of being within the Redland Green APR.

For sporting pursuits there are local health and leisure centres as well as tennis and squash clubs within proximity and slightly further afield, golf courses. The aforementioned Downs provide pleasant walks. The nearby A4018 is the spine road to the commercial centre of Bristol and the M4/M5 motorway networks and Bristol Parkway & Bristol Temple Meads train stations serving the wider country.

Currently tenanted but offered with vacant possession. Vendor is making on onward purchase with no chain.

# KEY DETAILS

- A Spacious Upper Maisonette
- Situated On The Popular Linden Road, Westbury Park
- 3 Bedrooms
- Lounge/Dining With Bay Window
- Wooden Sash Double Glazing To Front
- Large Partially Boarded Loft

Guide Price: £460,000

Tenure: Leasehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase With No Chain

EPC: E

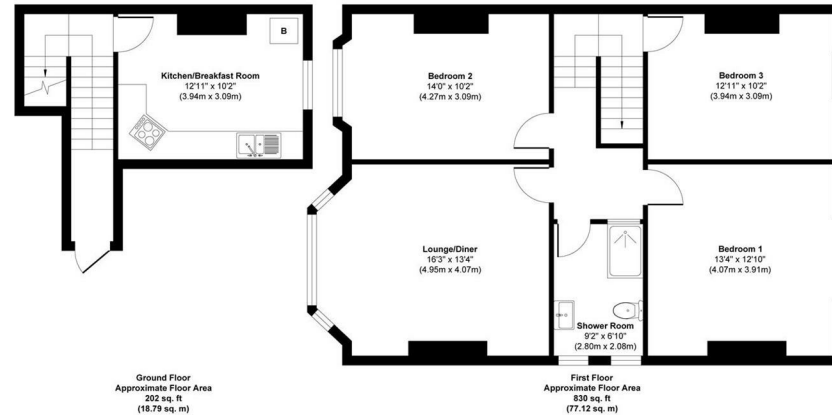
Viewing: By appointment only



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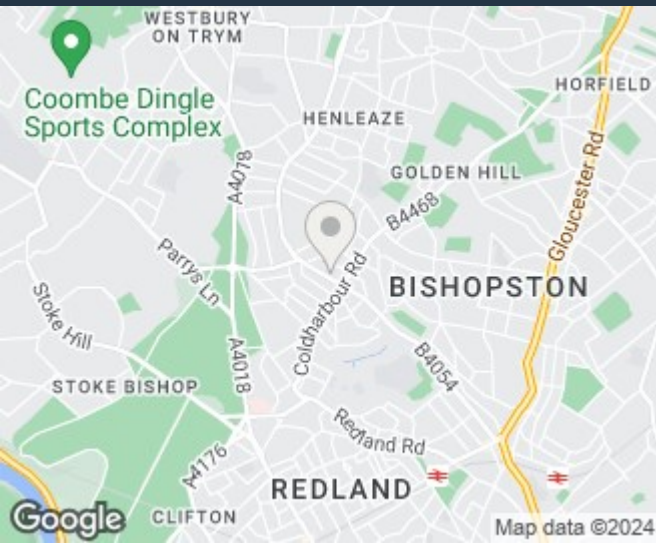
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Approx. Gross Internal Floor Area 1032 sq. ft / 95.91 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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If you would like a valuation please either call, email or follow the QR to book online.



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