



88a Henleaze Road, Henleaze, Bristol, BS9 4JY

**GUIDE PRICE £510,000**

 **GOODCHILD**  
ESTATE AGENTS

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## PROPERTY OVERVIEW

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Entering through the main door with attractive original stain glass leaded windows, the door to the flat is to the right and up a short flight of stairs. From a central hall, the main reception is at the front of the property and is a bright room with bay window, original coving and wooden mantelpiece. The kitchen is at the rear of the property and is fitted with a range of base and wall units, electric oven, hob, and extractor fan.

There are two large double bedrooms on this floor, the larger of the two having benefit of fitted cupboards, attractive square bay window and feature fireplace, and the other dual aspect windows. There is bathroom with shower over bath, sink and separate WC with sink. On the first floor there are two further double bedrooms one having original cast iron fireplace and fitted storage.

Furthermore, the property boasts an off-street parking space.

### Location

Henleaze Road is within very close proximity of many amenities including traditional high street shops such as a greengrocers, butchers, bakers, cafes and restaurants. There are excellent local pubs, a Waitrose and a local cinema. North West Bristol offers golf courses, health and leisure clubs. There are excellent bus and transport links to Bristol City Centre, and to the motorway network via the nearby arterial road to the M4/M5.

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# KEY DETAILS

- A Spacious Upper Maisonette (Approx. 1,215 Sq. Ft.)
- 4 Bedrooms
- Bright Reception Room
- Off-Street Parking

Guide Price: £510,000

Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

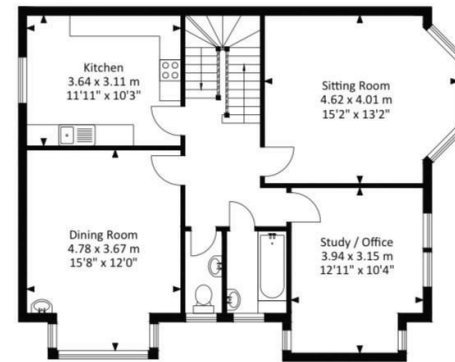
Viewing: By appointment only



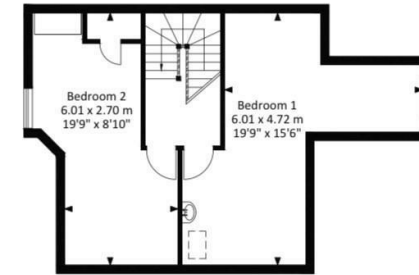
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Henleaze Road, Bristol, BS94JY  
Approx. Area 1215.90 Sq.Ft - 113.0 Sq.M

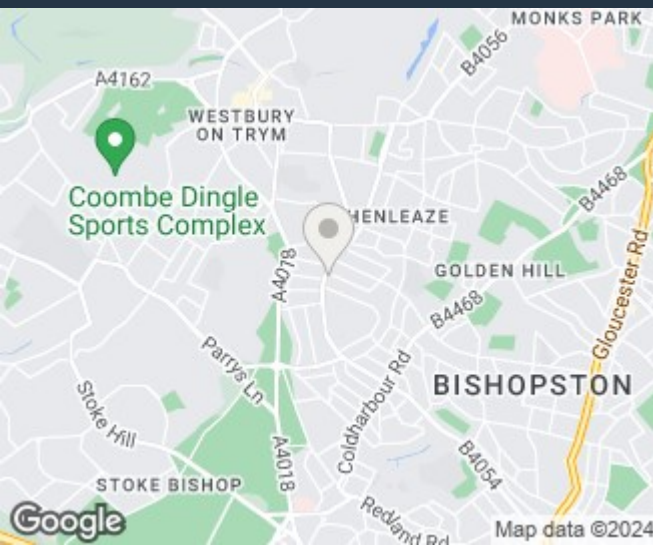


First Floor



Second Floor

For illustrative purposes only. Not to scale.  
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.  
Floor plan produced by Energy Plus.



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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

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



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