



15 Grasmere Close, Westbury on Trym, Bristol, BS10 6AU

**GUIDE PRICE £323,000**

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## PROPERTY OVERVIEW

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**Ground Floor:** entrance hallway with recessed storage cupboard, generous sitting room with double doors accessing the garden and further door that offers further connection through to a separate recently refurbished kitchen/dining room.

**First Floor:** landing with airing cupboard housing newly loft hatch accessing loft space and doors off to 2 double bedrooms and bathroom with separate recently renovated W.C. At the rear there is a fabulous tiered south west facing rear garden.

Convenient location on the borders of Westbury on Trym and Southmead, within easy reach of Westbury on Trym village, bus connections and vehicular connections out to motorway links. Green open spaces of Badock's Wood and the Blaise Castle Estate are also within easy reach.

A superb 2 bedroom house with a lovely garden, making it a perfect first time home. Further benefits include a new combi boiler and plenty of on street parking.

### Location

Superbly located within easy walking distance of Westbury On Trym Village which provides a number of high street supermarkets, banks, a post office, pubs, cafes, a medical centre, restaurants and provides easy access to David Lloyd and two excellent schools, namely Westbury On Trym Primary and Bristol Free School. Both Redmaids and Badminton Schools are within a mile of the property should you be considering private education, as well as the likes of Clifton College, Clifton High School, QEH and BGS which are all within easy driving distance. Badock's Wood and Westbury Wildlife park are within a few minutes walk of the property.



# KEY DETAILS

- A Light & Airy Two Storey Modern Home
- 2 Double Bedrooms
- Generous Sitting Room
- Recently Refurbished Kitchen/Dining Room
- Well Arranged & Pleasing Layout
- Convenient Location Close to Westbury on Trym Village
- Sunny South Westerly Facing 40ft x 18ft Rear Garden

Guide Price: £323,000

Tenure: Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: C

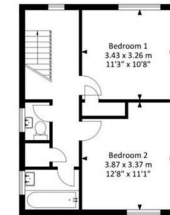
Viewing: By appointment only



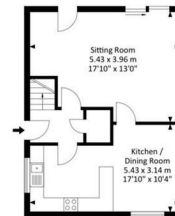
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Approx. Area 845.40 Sq.Ft - 78.50 Sq.M

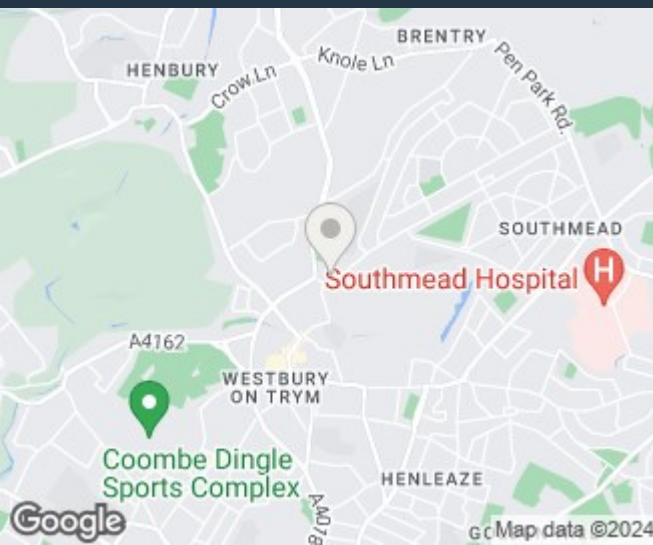


First Floor



Ground 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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