



15 to 22

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15 Comb Paddock, Westbury on Trym, Bristol, BS9 4UG

GUIDE PRICE £345,000

 **GOODCHILD**  
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## PROPERTY OVERVIEW

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Outside there is a generous garden to the rear, predominately lawned and with a raised bed and patio.

A fantastic position, nestled between the charming Henleaze and Westbury-on-Trym, the property offers an ideal location that ensures easy access to a diverse range of shops, inviting cafes and amenities. Moreover, residents will have the pleasure of exploring the beautiful green surroundings, including the expansive Canford Park, the Durdham Down, and Henleaze Swimming Lake.



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# KEY DETAILS

- 3 Bedroom Semi Detached Property
- Modern Fitted Kitchen
- Separate Sitting Room
- Gas Central Heating
- UPVC Double Glazing
- No Onward Chain
- Generous Gardens

Guide Price: £345,000

Tenure: Freehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: C

Viewing: By appointment only

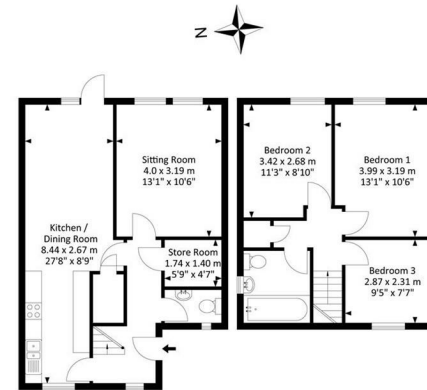


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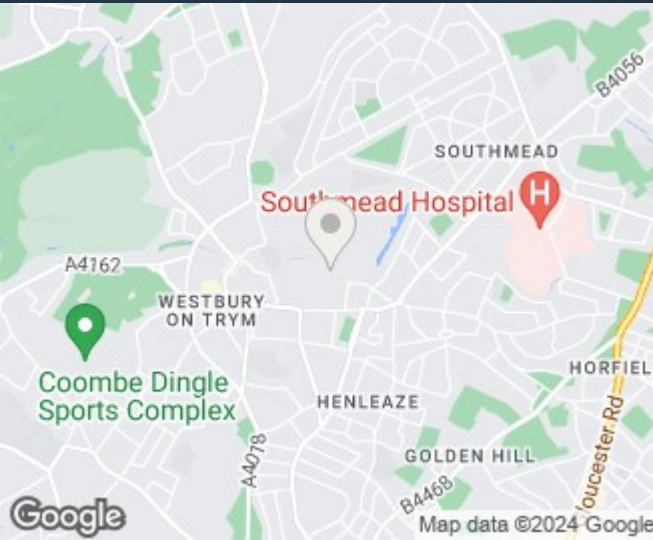
Approx. Area 913.30 Sq.Ft - 84.80 Sq.M



Ground Floor

First 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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