



23 Sylvan Way, Sea Mills, Bristol, BS9 2LG

GUIDE PRICE £335,000

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## PROPERTY OVERVIEW

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A light, bright and tastefully presented three-bedroom semi-detached family home that enjoys a very generous plot with wonderful open aspect to the rear. Further benefits include superb transport links to the motorway network, Sea Mills train station, Clifton and the City Centre along with access to the green open spaces of Blaise and Kings Weston Estates.

The wonderful family home boasts a welcoming entrance hall with doors to all downstairs rooms including the lounge, dining room and kitchen. Further accommodation on the first floor includes three good size bedrooms and a family bathroom with a modern white suite.

The garden is a good size and westerly facing so it benefits from the afternoon and evening sunshine, predominantly laid to lawn.

Within a 15-minute walk, you can be at the local shops in Stoke Bishop, the bus stop on the Portway that has regular buses that leave via the Park & Ride into the city centre, or at the train station that feeds directly into Temple Meads via Clifton Down. Or, if you want some fresh air, the Blaise Castle & Kingsweston Estates, Shirehampton Golf Course and the River Trym are also all within a 15-minute walk.

Like many of the houses in the area, the property is of 'Dorlonco' construction. We are advised that it is of a favoured pre-war construction. The current owners have a structural report commissioned circa July 2020 which can be made available to any interested parties and they have a mortgage through a major lender.

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# KEY DETAILS

- A Light & Bright Semi-Detached Property
- 3 Bedrooms
- Generous Plot
- Westerly Facing Rear Garden

Guide Price: £335,000

Tenure: Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

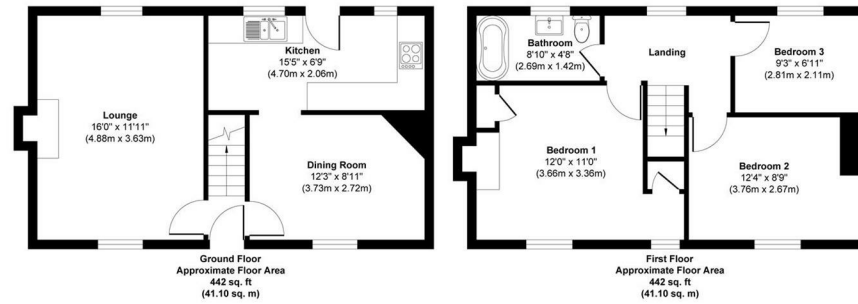
Viewing: By appointment only



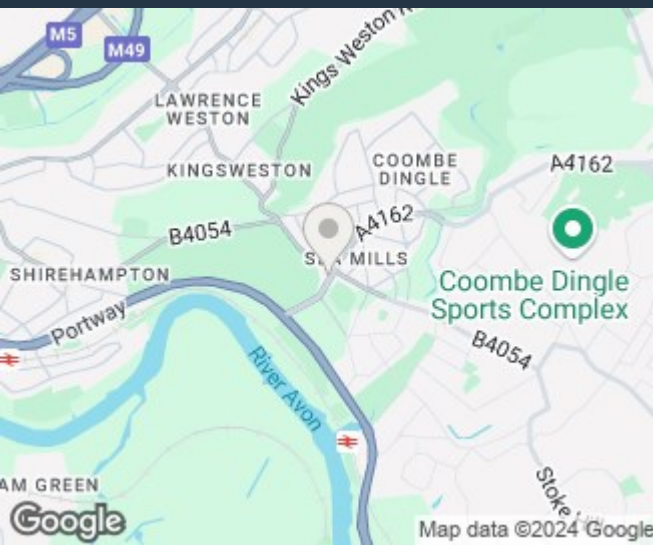
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Approx. Gross Internal Floor Area 884 sq. ft / 82.20 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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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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