



66 Maple Road, Bishopston, Bristol, BS7 8RG

**GUIDE PRICE £475,000**

**GOODCHILD**  
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## PROPERTY OVERVIEW

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Please note, this property will be going to Best & Final offers on Thursday 8th May at 1pm. For more information, please contact the office. Offered with no onward chain, this bright and airy home enjoys a peaceful setting backing onto allotments, complete with a southerly-facing garden, garage, and open aspect - a perfect property on one of Bishopston's popular neighbourly roads.

Upon entering, the hallway leads to a spacious, bay-fronted lounge at the front of the property, a separate dining room, a modern galley kitchen, and a timber conservatory overlooking the garden. The kitchen also provides direct access to the south-facing rear garden, laid to lawn with a patio area, perfect for outdoor dining and entertaining.

Upstairs, the property offers three bedrooms: two generous doubles and a good-sized single, along with a well-appointed family bathroom. Large double-glazed windows throughout ensure the property remains filled with natural light, and the rear bedrooms offer attractive views across Ashley Down.

Combining character and charm with a practical layout, this well-presented home would suit a young couple or growing family seeking space. The home is ready to move into and yet offers plenty of scope for personalisation.

### Location

Maple Road sits at the edge of Horfield Common, a community hub featuring a friendly café, award-winning gardens, a sauna, and a calendar of family-friendly events and activities.

Positioned just moments from the vibrant Gloucester Road, the property is ideally located for an array of popular bars, independent eateries, cafes, and shops. Families will also appreciate the proximity to several highly regarded primary and secondary schools, as well as green spaces

### Schools

Ashley Down Primary School – approx. 0.47km

Bishop Road Primary School – approx. 0.47km

Length of Lease Remaining: approx. 902 years

Annual Ground Rent: £3.68

N.B. HM Land Registry has this property marked as Leasehold & Freehold. Please contact the office for an updated tenure status.

## KEY DETAILS

- A Spacious Terraced Property
- 3 Bedrooms
- Southerly Facing Rear Garden
- Garage
- No Onward Chain

Guide Price: £475,000

Tenure: Leasehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: D

Viewing: By appointment only

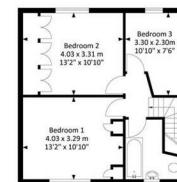


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Approx. Area 1048.5 Sq.Ft - 97.4 Sq.M

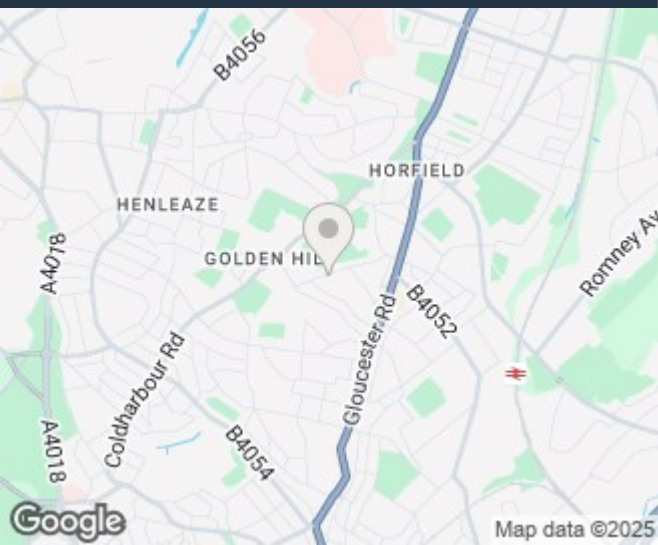


First Floor



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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