



64 Wordsworth Road, Horfield, Bristol, BS7 0DZ

GUIDE PRICE £305,000

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PROPERTY OVERVIEW

A well-presented three-bedroom semi-detached home, positioned in a popular and well-connected area of BS7. Offering a practical layout that suits both growing and established families, the property benefits from a spacious garden and an additional section of land to the rear.

This home on Wordsworth Road has been lovingly maintained over the years and offers light, space and flexibility throughout. Set in a highly regarded neighbourhood, it provides easy access to many of BS7's best features including Gloucester Road, Stoke Park and Purdown as well as key employers such as the MoD, Southmead Hospital and Airbus.

Inside the house is tastefully decorated and offers a warm, welcoming feel. A sitting room greets you on entry, followed by a generous kitchen/dining room. To the side is access to the rear garden-perfect for everyday living and entertaining.

Upstairs, there are three good-sized bedrooms, along with the family bathroom.

Outside

The rear garden is a great size and has been kept low maintenance, with the bonus of an extra plot of land behind offering further potential. To the front, there's a driveway providing off-street parking and gated side access to the rear garden.

Location

Wordsworth Road enjoys a convenient position close to major commuter routes including the M32, M4, and M5. It's within walking distance of the lively Gloucester Road, local parks like Horfield Common and Purdown, and several well-regarded schools. With a strong sense of community and great local amenities nearby, this area continues to be a popular choice for families and professionals alike.

KEY DETAILS

- A Light & Spacious Semi Detached Property
- 3 Bedrooms
- Kitchen/Diner
- Large Rear Garden & Extra Plot of Land
- Off Street Parking

Guide Price: £305,000

Tenure: Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

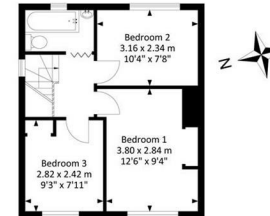
Viewing: By appointment only



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64 Wordsworth Road, Bristol, BS70DZ
Approx. Area 711.0 Sq.Ft - 66.10 Sq.M

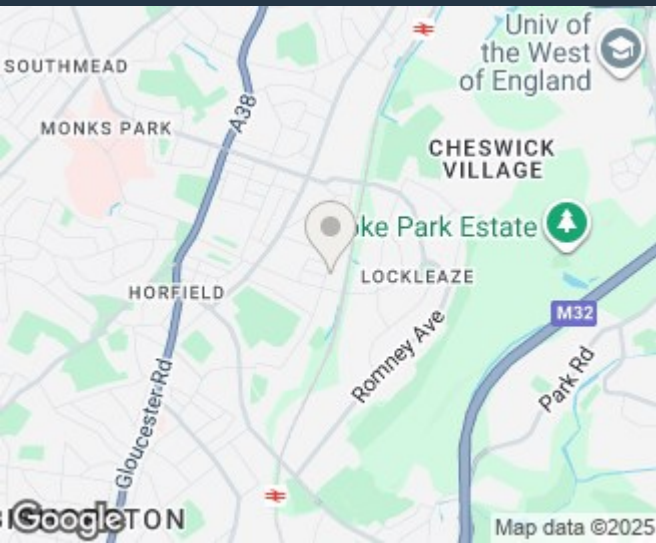


First Floor



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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