



All any times
Mon-Fri
9am-6pm
1 hour
No return
without 1 hour

11

15

17

double oven. Tall radiator. Two Velux windows. Door to Lobby.

Lobby

2' 8" x 3' 3" (0.81m x 0.99m)

Double glazed door to garden and door to shower room.

Shower Room

7' 3" x 5' 2" (2.21m x 1.57m)

Double glazed window to rear. Separate shower cubicle, low level WC, wash hand basin.

Landing

19' 3" x 4' 9" (5.87m x 1.45m)

large split level landing. stairs to top floor.

Bedroom One

12' 5" x 15' 2" (3.78m x 4.62m)

Double glazed window to front. Radiator. Stripped floor boards.

Bedroom Three

12' 2" x 9' 9" (3.71m x 2.97m)

Double glazed window to rear. radiator. Stripped floor boards.

Bathroom

12' 3" x 8' 1" (3.73m x 2.46m)

Double glazed frosted window to rear. Panelled bath, wash hand basin and low level WC. part tiled. radiator.



Property Description

Located in the heart of Westbury on Trym Village is this delightful period home. The accommodation spans three floors and comprises a long entrance hall. Lounge with bay window and feature fireplace. The dining room is part open to the 14'5 x 12'8 kitchen/breakfast room. Beyond the kitchen is a lobby that leads to the garden as well as the ground floor shower room. To the first floor there are two double bedrooms as well as a large bathroom. To the top floor is another double bedroom. Externally there is a small front garden and to the rear a 30 x 15'5 enclosed rear garden that has pedestrian rear access.

Entrance Hallway

23' x 3' 6" extending to 4' 8" (7.01m x 1.07m extending to 1.42m)

Living Room

14' 8" x 11' 7" (4.47m x 3.53m)

Double glazed bay window to front. Radiator. Feature fireplace. Coved ceiling.

Dining Room

12' 1" x 9' 5" (3.68m x 2.87m)

Open to kitchen/breakfast room. Recess cupboards. radiator. Coved ceiling.

Kitchen/breakfast Room

14' 5" x 12' 8" (4.39m x 3.86m)

Double glazed window to rear. Matching wall and base units with central island with worksurfaces over. Inset gas hob and electric

Stairs To Top Floor

Bedroom Two

12' 9" x 9' 2" extending to 11' 8" (3.89m x 2.79m extending to 3.56m)

Double glazed velux window. Radiator. Access to eaves storage.

Front Garden

Small front garden enclosed by retaining wall.

Rear Garden

30' x 15' 5" (9.14m x 4.70m)

Enclosed rear garden with rear pedestrian access. laid to lawn with raised floor and shrub borders.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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directions to this property:

<https://goo.gl/maps/RJD2bVnE2f2QHyet8>





view this property online connells.co.uk/Property/WOT307703

EPC Rating: E

Tenure: Freehold

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