

estate agents **auctioneers**



77 Comb Paddock, Westbury On Trym, Bristol, BS9 4UQ
£335,000

A practically appointed and low maintenance family home with garden and parking.

- Two Double Bedrooms
- Open Plan Kitchen Diner
- Shower Room
- Rear Courtyard Style Garden
- Allocated Parking
- Gas Central Heating

The Property

The property is situated on a popular development moment from Westbury Village & Henleaze Road, low maintenance and energy efficient No 77 would make an ideal first-time home or investment. The accommodation is well balanced and set over two levels. The ground offers an impressive open plan dining area with modern fitted kitchen, separate lounge with dual aspect and generous entrance hall with storage cupboards. Upstairs two double bedrooms are located with separate W.C and modern shower room.

Outside the house prospers from courtyard style garden with lots of potential and outside storage shed. An allocated parking space is also attached to the property.

Location

Westbury on Trym is amongst the most sought after locations in the city. Offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary Schools, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network.

Please Note

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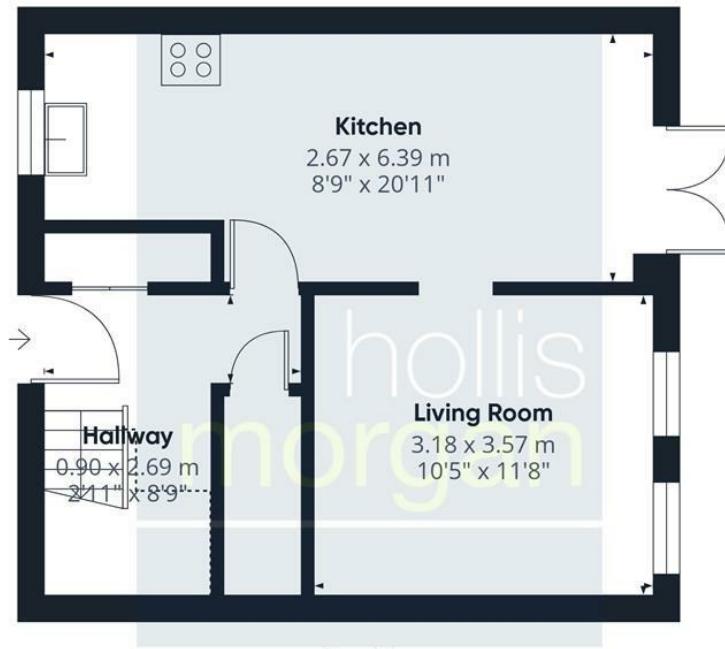
Other Information

Freehold

Management Fee:

Council Tax Band: C





Approximate total area⁽¹⁾

69.2 m²

744 ft²

Reduced headroom

2.5 m²

27 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

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Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			74
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
EU Directive 2002/81/EC			
England & Wales			

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