



13 Convent Close, Henbury, BS10 7XQ  
Guide Price £399,950

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



## 13 Convent Close, Henbury, BS10 7XQ

A wonderful detached bungalow on one of BS10 premier locations. Convent Close takes its name from the Convent of The Good Shepherd that was just yards away until it was demolished in 1973 and then redeveloped. It is conveniently located for local schools, shops, the Mall and motorway junction at Cribbs Causeway and the beautiful walks around Blaise estate and Blaise Hamlet are just a few hundred yards away.

A unique and very exciting opportunity to acquire a real gem of a home

Situated in the extremely popular Windmill Lane this delightful detached bungalow home boasts fantastic kerb appeal including open plan gardens and off street parking.

The property is ideally located for local schools, the beautiful Parklands Estate of the enchanting Blaise Castle, a haven for leisurely walks and family outings and Henbury Leisure Centre are a short walk away.

Adding to its appeal it is within a short drive to Cribbs Causeway and the M5 providing fantastic access to get out and around the city. Other outdoor nearby attractions include such as AirHop, Bristol Activity Centre and the Wild Place Project meaning there is plenty to do in the nearby area for local residents.

This is an area very popular with families due in part to the nearby Blaise Primary, Henbury Court Academy and Blaise High School. Within a short walk you will also find a number of local pubs restaurants and other eateries and the Michelin Guide Blaise Inn nearby.

This is also a peaceful area which is perfect for those who are looking to avoid the hustle and bustle of the city and to take strolls in the nearby Blaise and Kingsweston Estates.

Book your viewing now either Call, Click or Come in and visit our experienced sales team- 0117 213 0333 & shire@goodmanlilley.co.uk

Local Authority: Bristol City Council Tel: 0117 922 2000.

Council Tax Band - TBC

Services: Electric, Gas, Water & Mains Drainage

- Two Double Bedroom Bungalow
- Detached with great Space
- Garage and plenty of parking
- Southerly Aspect Rear Garden
- Fantastic Location Close to Blaise Castle
- No Onward Chain
- Two Double Bedrooms
- Great Transport Links

### Entrance Hall

Entrance via uPVC door and window to side aspect, doors leading to all rooms.

### Bedroom 1

13'3" x 16'0" ( into bay )

uPVC double glazed boxed bay window to front aspect, radiator

### Lounge

13'3" x 18'6"

uPVC double glazed french doors leading into the lovely rear garden with matching windows to side aspect, feature fireplace.

### Bedroom 2

9'7" x 11'11"

uPVC double glazed window to front aspect, radiator.

### Kitchen

11'0" x 7'11"

uPVC double glazed window to rear aspect, fitted with a range of wall and base units with roll top work surfaces, electric hob and oven, stainless steel sink with mixer tap over.

### Bathroom

uPVC double glazed window to side aspect. Panel bath with shower over, pedestal sink, low level wc, heated towel rail.

### Garage

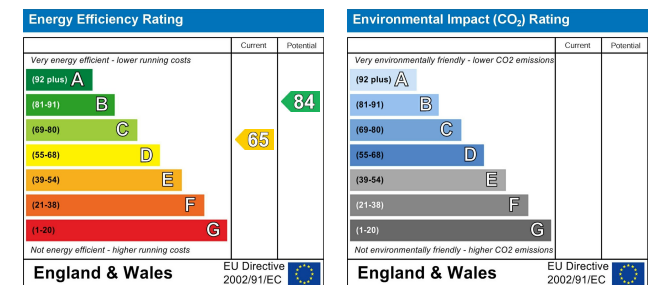
via up and over door, courtesy door leading into rear garden.

### Car Port

The car port is at the side of the house with parking for several cars.

### Gardens

There are great size mature gardens to the rear with a variety of plants and shrubs, a great size lawn and a large patio area.of the property and to the front the gardens are mainly laid to lawn and are open plan.



### Bristol

9 High Street, Shirehampton  
Bristol BS11 0DT  
01172 130333

[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)

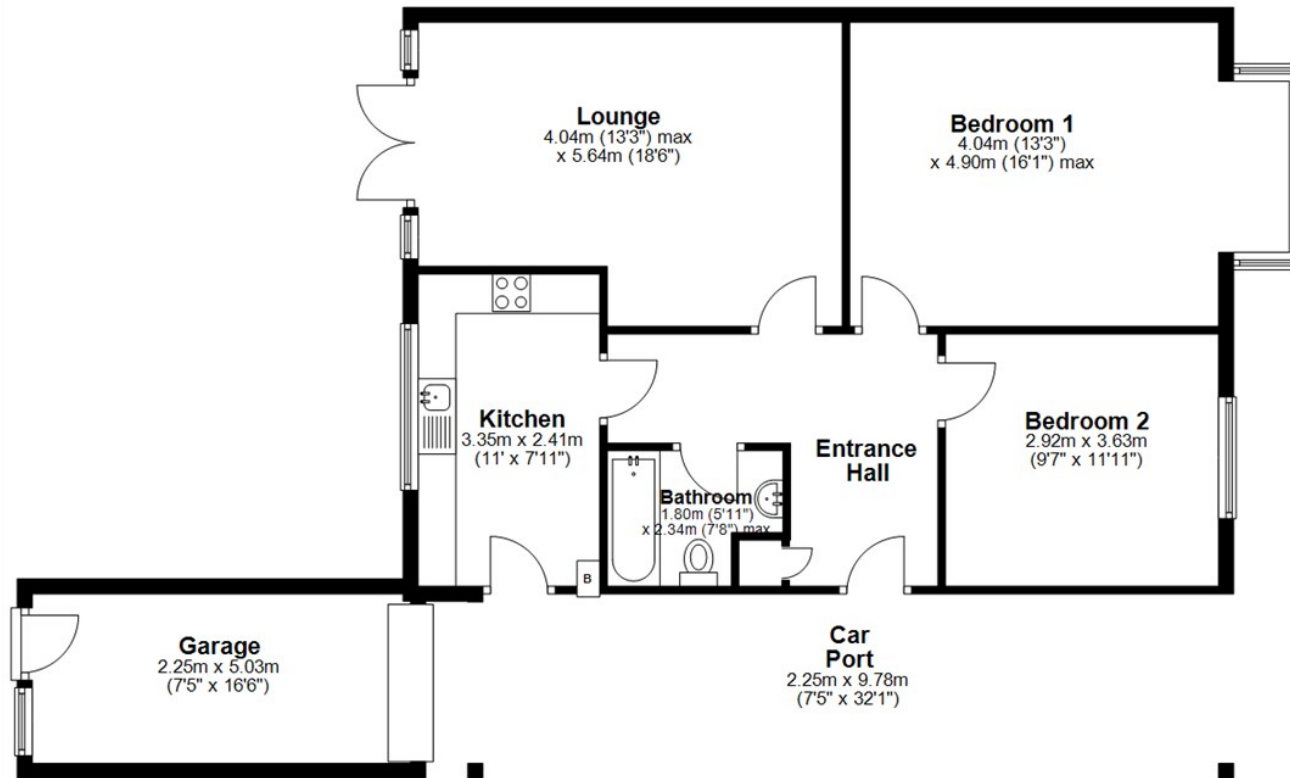






### Ground Floor

Approx. 111.6 sq. metres (1201.1 sq. feet)



Total area: approx. 111.6 sq. metres (1201.1 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.