



28 Marissal Road, Henbury, BS10 7NN  
Offers In Excess Of £375,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

# 28 Marissal Road, Henbury, BS10 7NN

Nestled on Marissal Road in Henbury, this delightful three-bedroom end-terrace house offers a perfect blend of comfort and functionality. Built in the late 1950s, the property exudes a sense of character while providing modern living spaces that cater to today's lifestyle.

Upon entering, you are greeted by a spacious reception room offering a unique atmosphere for relaxation and entertainment, a large kitchen/ diner and a utility room. The large conservatory is a standout feature, allowing natural light to flood the space and providing a serene view of the sunny gardens, perfect for enjoying warm summer days or hosting gatherings with family and friends.

The property boasts 3 well-proportioned bedrooms, providing ample space for a growing family. Additionally, a versatile loft room presents an excellent opportunity for an extra bedroom.

The gardens surrounding the house are a true delight, offering a sunny retreat for outdoor activities or simply unwinding in a peaceful setting. There is an added bonus of a large office/studio in the rear garden. This end-terrace home not only provides a comfortable living environment but also benefits from a friendly neighbourhood atmosphere, making it an ideal choice for families or individuals seeking a welcoming community.

In summary, this charming end-terrace house on Marissal Road is a great opportunity for anyone looking to settle in Henbury. With its spacious reception areas, utility, office, three bedrooms, and the added bonus of a loft room, Solar Panels and a conservatory. Don't miss the chance to make this lovely house your new home.

The property is positioned within close proximity to the local schools and shops of Henbury and all amenities of Cribbs Causeway, Blaise Castle estate and the M4/M5 motorway network.

Call, Click or Come in and visit our experienced sales team-01172130333 / shire@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000  
Council Tax Band B

- Three Bedroom End of Terraced House
- Loft/Fourth Bedroom, Air Conditioning Unit
- 2 Reception Rooms and a Large Conservatory
- Owned Solar Panels
- Close to all Local Shops, Motorway Links and Cribbs Causeway
- Utility Room and Store Room
- Large Sunny Gardens
- Large Office/Studio

## Porch

uPVC double glazed windows and door leading to lounge.

## Lounge

13'7" x 18'10"

uPVC double glazed window to front aspect, air conditioning unit, stairs rising to first floor, feature fireplace, double doors leading into kitchen/breakfast room.

## Kitchen/Breakfast Room

10'8" x 18'10"

uPVC double glazed window to rear aspect, uPVC french doors leading into the conservatory. Door leading to utility room. Fitted with a range of wall and base units with roll top work surfaces. Stainless Steel gas cooking range with extractor hood over. Stainless steel double bowl sink with mixer tap over, plumbing for washing machine and wine cooler. heated floor blowers.

## Utility Room

8'7" x 8'5"

uPVC double glazed window and door to rear aspect, stainless steel sink, plumbing for tumble dryer, door to store room

## Storage Room

uPVC double glazed door leading to front garden.

## Conservatory

uPVC double glazed windows all round, uPVC double glazed french doors leading into the rear garden, 2 skylight windows, power and lighting, tall radiator.

## Landing

uPVC double glazed window to rear aspect, stairs rising to 2nd floor.

## Bedroom 1

11'4" x 11'3"

uPVC double glazed window to front aspect, fitted wardrobes, radiator, storage cupboard

## Bedroom 2

12'1" x 11'3"

uPVC double glazed window to rear aspect, fitted wardrobes, radiator, storage cupboard

## Bathroom

uPVC double glazed window to side aspect, panel bath with shower over, pedestal sink, low level wc

## Bedroom 3

8'4" x 8'4"

uPVC double glazed window to front aspect, radiator.

## Loft Room

11'3" x 19'0"

3 Skylight windows, tank and controls for solar panels, eaves access.

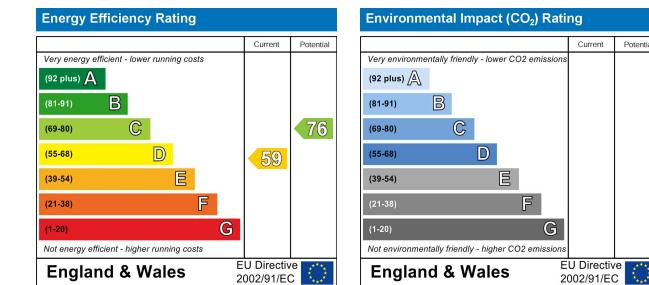
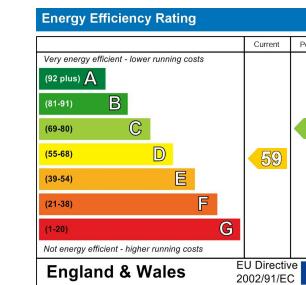
## Rear Gardens

The rear garden is enclosed by a boundary wall and is laid to patio with a large lawned area, a pond and a pergola.

## Office/Studio

11'2" x 23'1"

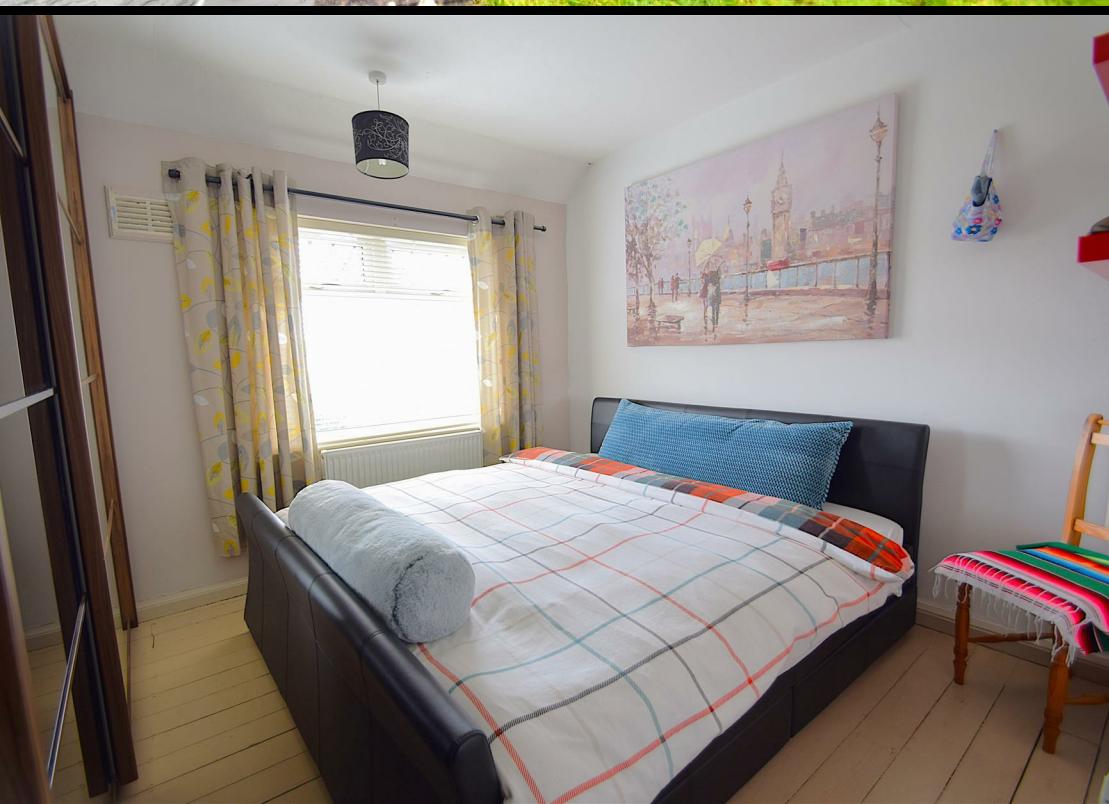
The Office is at the rear of the garden, it has power and lighting and uPVC double glazed windows and door.



## Bristol

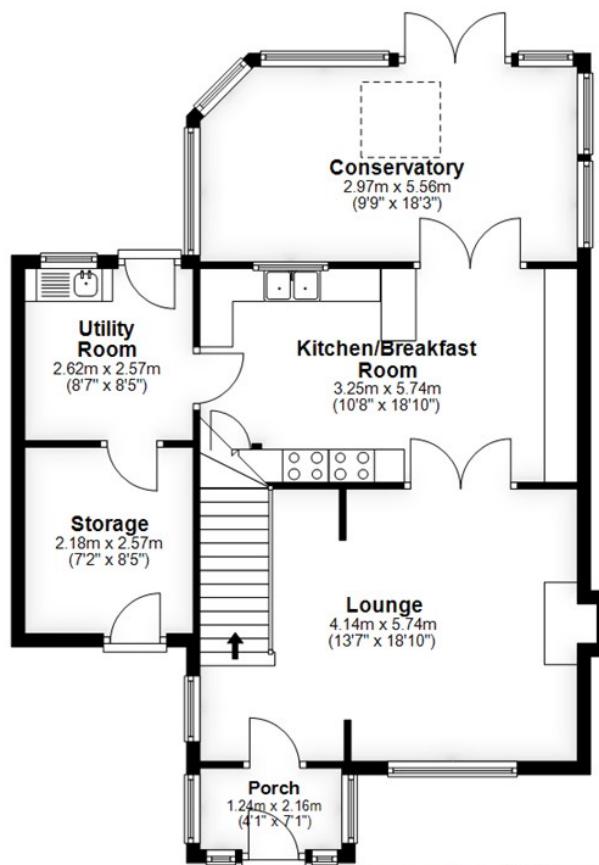
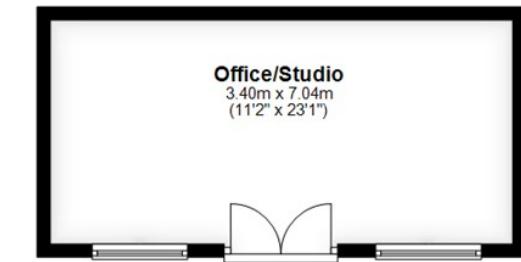
9 High Street, Shirehampton  
Bristol BS11 0DT  
01172 130333

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



### Ground Floor

Approx. 100.2 sq. metres (1079.1 sq. feet)

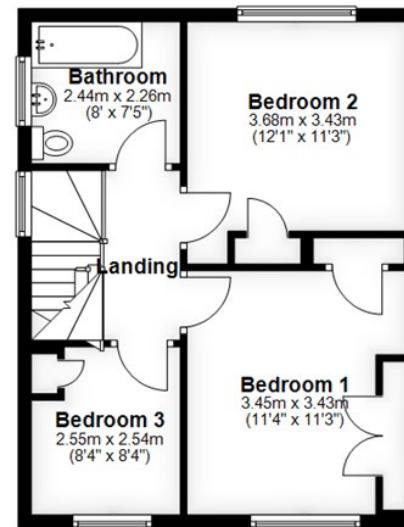


Total area: approx. 176.6 sq. metres (1900.7 sq. feet)



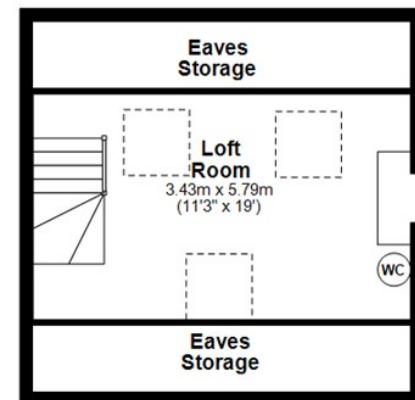
### First Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



### Second Floor

Approx. 32.5 sq. metres (349.7 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.