



| Elberton Road

| Guide Price £500,000

leese & nagle 

14 Elberton Road, Coombe Dingle, Bristol, BS9 2QA

- 3 Bedrooms plus Loft Room
- Semi Detached
- 1930s Family Home
- Off Street Parking for Several Cars
- Lovely Rear Garden
- Proximity to Blaise

A fantastic 3 bedroom (plus loft room) semi-detached family home close to some beautiful open green spaces, such as the Blaise Estate and Kingsweston House. The property offers 2 reception rooms, kitchen, 3 well-proportioned bedrooms (plus loft room), family bathroom, off street parking for 3 cars, beautiful rear garden with an open aspect backing onto allotments. A fantastic family home with further potential to be explored, should you require.

The property is accessed to the front, up several steps, into a welcoming entrance hall that gives passage to the reception rooms, kitchen, stairwell to the first floor as well as useful understairs storage and a laminate floor that goes throughout the ground floor. The lounge is to the front with bay window, wood burning stove, ceiling rose and picture rail. To the rear is currently set up as a dining room with French doors onto the garden, picture rail and is a wonderful room to enjoy, being that there is nothing overlooking you to the rear. The kitchen has window to rear and door to side, a range of wall and base units, wooden worktop with tiled splashback, stainless steel sink/drainer, integrated induction hob and electric oven, plumbing for washing machine and slimline dishwasher, space for fridge/freezer.





To the first floor there is the landing that provides access to the 3 bedrooms, the family bathroom and drop-down ladder that go into the loft room. Bedroom 1 is to the front with bay window and a view that looks towards Shirehampton Golf Course, fitted wardrobes, picture rail and is carpeted. Bedroom 2 is to the rear and enjoys view over the garden, fitted cupboards, picture rail and is carpeted. Bedroom 3 is to the front with window, picture rail and carpeted. The family bathroom is to the rear with obscured window, corner bath, shower cubicle, low level WC, wash hand basin, heated towel rail and is fully tiled. There is a loft room with skylights to rear and side, accessed via drop down ladder, is boarded and offers access to the eaves and there is access to the gas boiler.

The property benefits solar panels on the roof that assist with the hot water. To the front, there is a low-level brick wall, off street parking for up to 3 cars and the driveway is laid to block paving with secure side access.

To the rear, is a beautiful garden that is level and mainly laid to lawn with a patio area, shrubs and some raised beds. Being that the garden backs onto the allotments it has a very open aspect.

A fantastic family home that is sure to reach out to a range of buyers. Viewing highly recommended to avoid disappointment.



Council Tax Band C

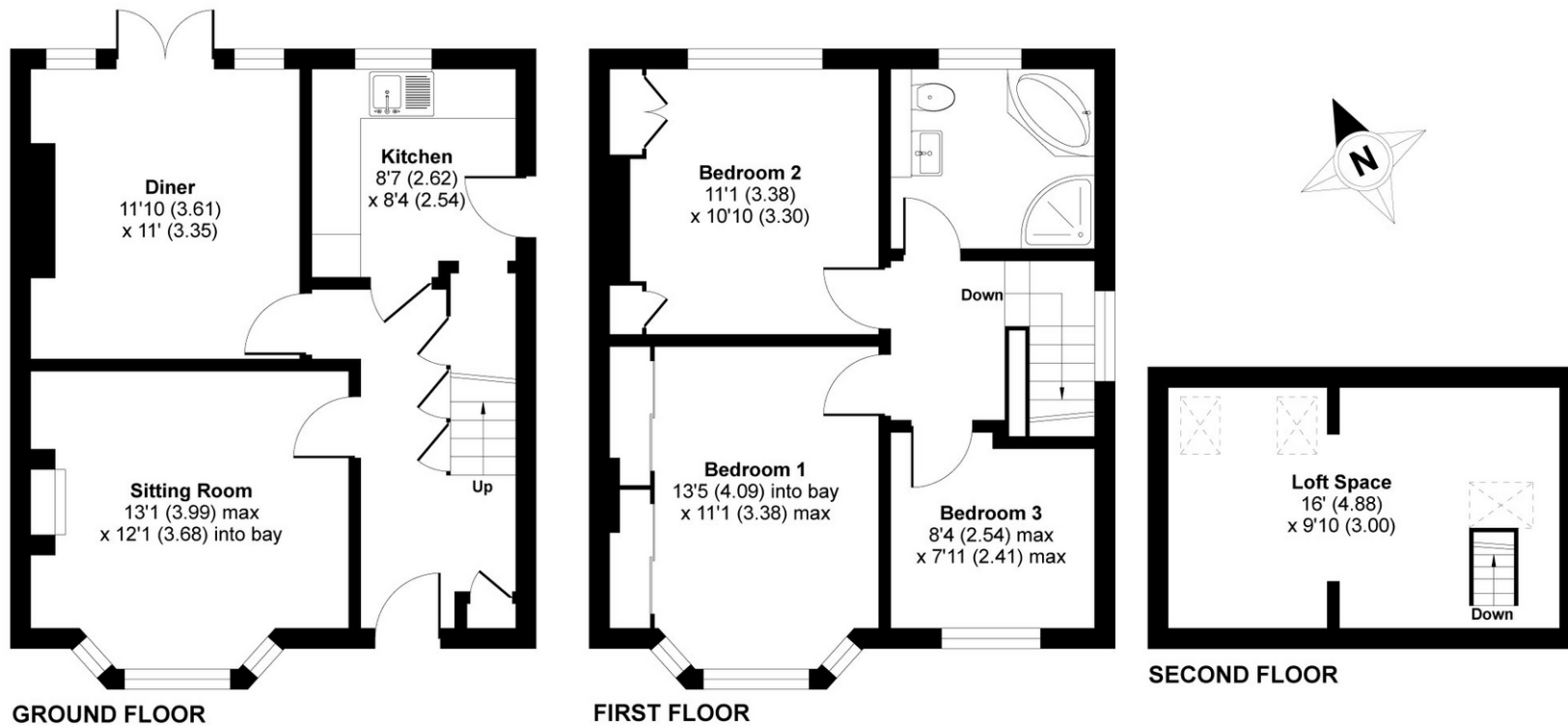
Energy Performance Certificate
Rating C



Elberton Road, Bristol, BS9

Approximate Area = 1083 sq ft / 100.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Leese & Nagle. REF: 1083518



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Westbury-on-Trym Office
125 Stoke Lane,
Westbury-on-Trym,
Bristol, BS9 3RW
T 0117 962 2299
wot@leeseandnagle.co.uk
leeseandnagle.co.uk