



High Grove

Guide Price £425,000

leese & nagle 

9 High Grove, Sea Mills, Bristol, BS9 2NN

- 3 Bedrooms
- Semi Detached
- Brick Built
- Immaculately Presented
- Lovely Rear Garden
- Off Street Parking

A fantastic 3-bedroom, semi-detached, brick-built home that is very well presented and ready to move straight into. In brief, the property offers lovely living spaces downstairs, allowing for a lounge and a dining area, kitchen and a downstairs family bathroom off the hallway. Upstairs, there are 3 well-proportioned bedrooms and some great views to enjoy. A superb property that would certainly suit a range of buyers.

The property is accessed via the front into the entrance hall. This provides access to the lounge, the downstairs bathroom and stairwell to the first floor, as well as bespoke rosewood fitted shoe rack and built-in cupboards housing the meters. The living space is open plan and allows for a lounge area, as well as a dining area/family room to the rear, with a dual aspect and door to rear garden. The lounge is currently arranged to the front with wooden floorboards, coving and AGA Little Wenlock SE wood-burning stove. The dining area offers a view of and access to the garden, and has laminate flooring. The kitchen has a window to side, a range of wall and base units, laminate worktop with a mosaic tiled splashback, large porcelain sink/drain, integrated appliances including Neff gas hob and oven, as well as plumbing for washing machine and dishwasher, space for tumble dryer and space for fridge/freezer. Furthermore, there is storage built in, cupboard housing Worcester combination boiler and a tiled flooring. The remaining room to this floor is the downstairs bathroom with obscured window to side, bath with shower over, low level WC, wash hand basin with vanity unit, heated towel rail and is fully tiled.





To the first floor the landing provides access to the bedrooms, window to rear with a view over the garden and beyond, built-in storage and access to the boarded loft with drop down ladder. Bedroom 1 is a large double with window to the front and elevated views that reach towards Durdham Downs. It also provides built-in storage. Bedroom 2 is also a double with a similar view, decorative fireplace and is well presented. Bedroom 3 is to the rear with view over the garden.

To the front there is off street parking for 2 cars and a hedge to maintain privacy to the front. To the rear is a beautiful enclosed garden that is laid to patio and lawn. Being a westerly orientation, the garden benefits from afternoon and evening sun, with various areas to enjoy, some delightful fruit trees, as well as various shrubs and plants.

A superb home that is ready to move in to and enjoy. Viewing is highly recommended to avoid disappointment.



Energy Performance Certificate
Rating D

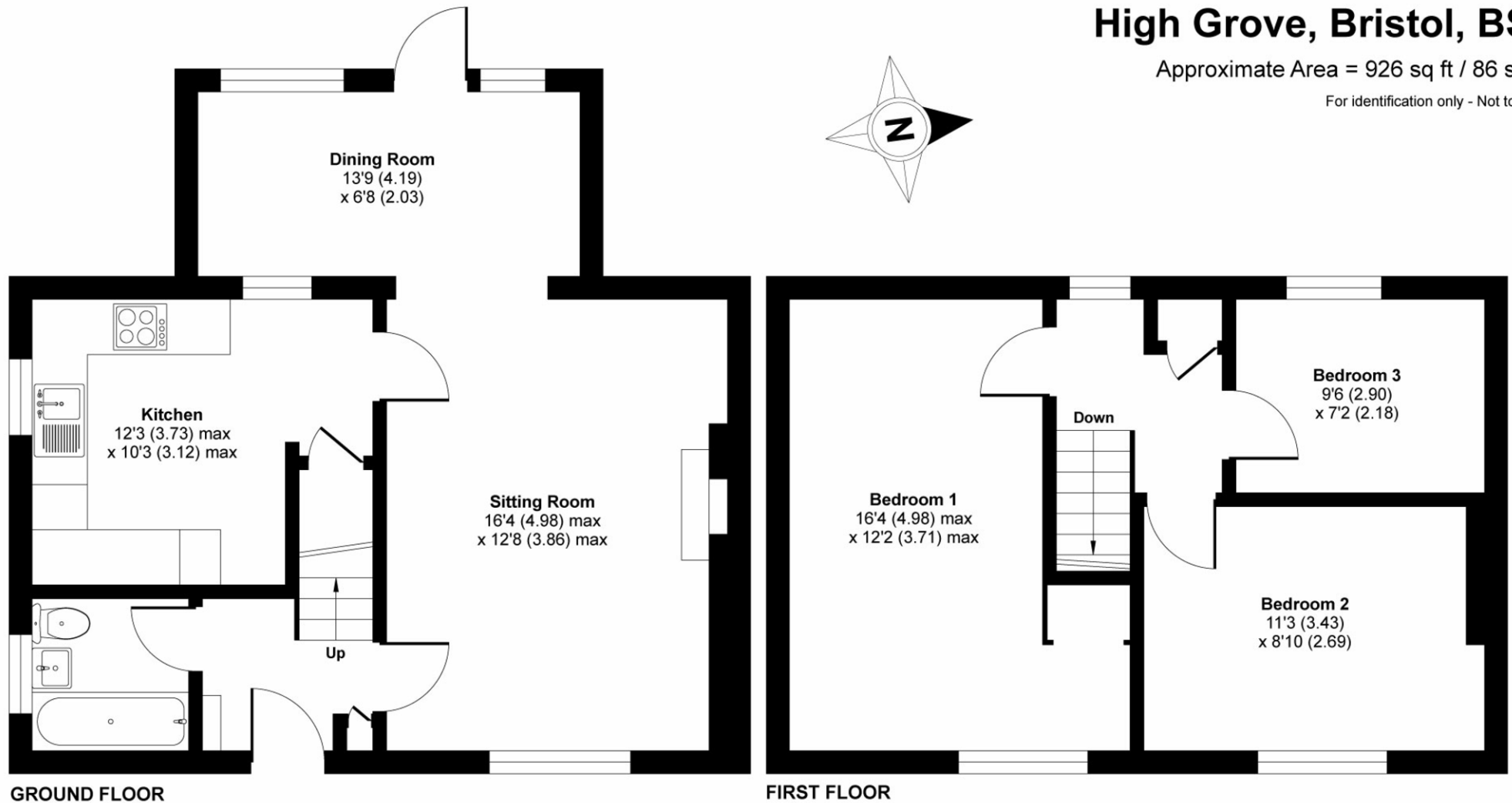
Council Tax Band C



High Grove, Bristol, BS9

Approximate Area = 926 sq ft / 86 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). © nichecom 2024. Produced for Leese & Nagle. REF: 1129425



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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