



| Priory Avenue | Guide Price £720,000

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# 17 Priory Avenue, Bristol, BS9 4BZ

- 3 Bedrooms
- 1950s Semi Detached
- Extended to Rear
- Garden, Parking and Detached Garage
- Proximity to Westbury Village and Henleaze Road

A fantastic 3 bedroom semi-detached family home that has been tastefully extended to the rear. In brief, the property offers great living spaces to the ground floor, 3 bedrooms upstairs with a family bathroom, off street parking as well as garage and a level garden to the rear.

The property is accessed to the front into the entrance hall, this gives passage to the lounge, the kitchen/living/dining area as well as stairwell to the first floor, obscured window to side, built in storage and the downstairs WC. The lounge is to the front with bay window, is well decorated with built in fireplace, wall lights, coving and is carpeted. The rear of the property has been extended to create a fantastic kitchen/living/dining area. It has sliding patio door onto rear garden, window to rear and side as well as skylights. The kitchen has a range of wall and base units, worktops with stand, stainless steel sink/drain, built in electric hob and oven, plumbing for dishwasher and plumbing for washing machine. There is ample space for a dining table and chairs and there is a great space to use as a family room/snug area. It is laid to laminate flooring.





To the first floor, the landing gives access to the bedrooms, the family bathroom and obscured window to side. Bedroom 1 is to the front with bay window, built in wardrobes, coving and is carpeted. Bedroom 2 is a similar size with window to rear overlooking the garden and a view beyond, coving and is carpeted. Bedroom 3 is more suited as a single room/study or as a nursery room with window to front, coving, picture rail and is carpeted. The family bathroom is to the rear with obscured window to rear and side, bath with shower attachment, shower cubicle, low level WC, wash hand basin and is partly tiled.

Other properties in the road have extended into the loft to create a 4th bedroom. Subject to the usual processes and permissions, this is an option.

Outside, to the front, there is a low-level wall, a front garden that is low maintenance being laid to patio with a tree and several shrubs. There is off street parking to the side and access to the garage. The garage has up and over door to the front and enjoys a pitched roof.

To the rear, there is a level garden with patio off the house as well as another patio area further down the garden. It is mainly laid to lawn and a number of shrubs. Finally, there is side access.

A fantastic family home with additional scope on offer.

Viewing highly recommended to avoid



**Energy Performance Certificate  
Rating C**



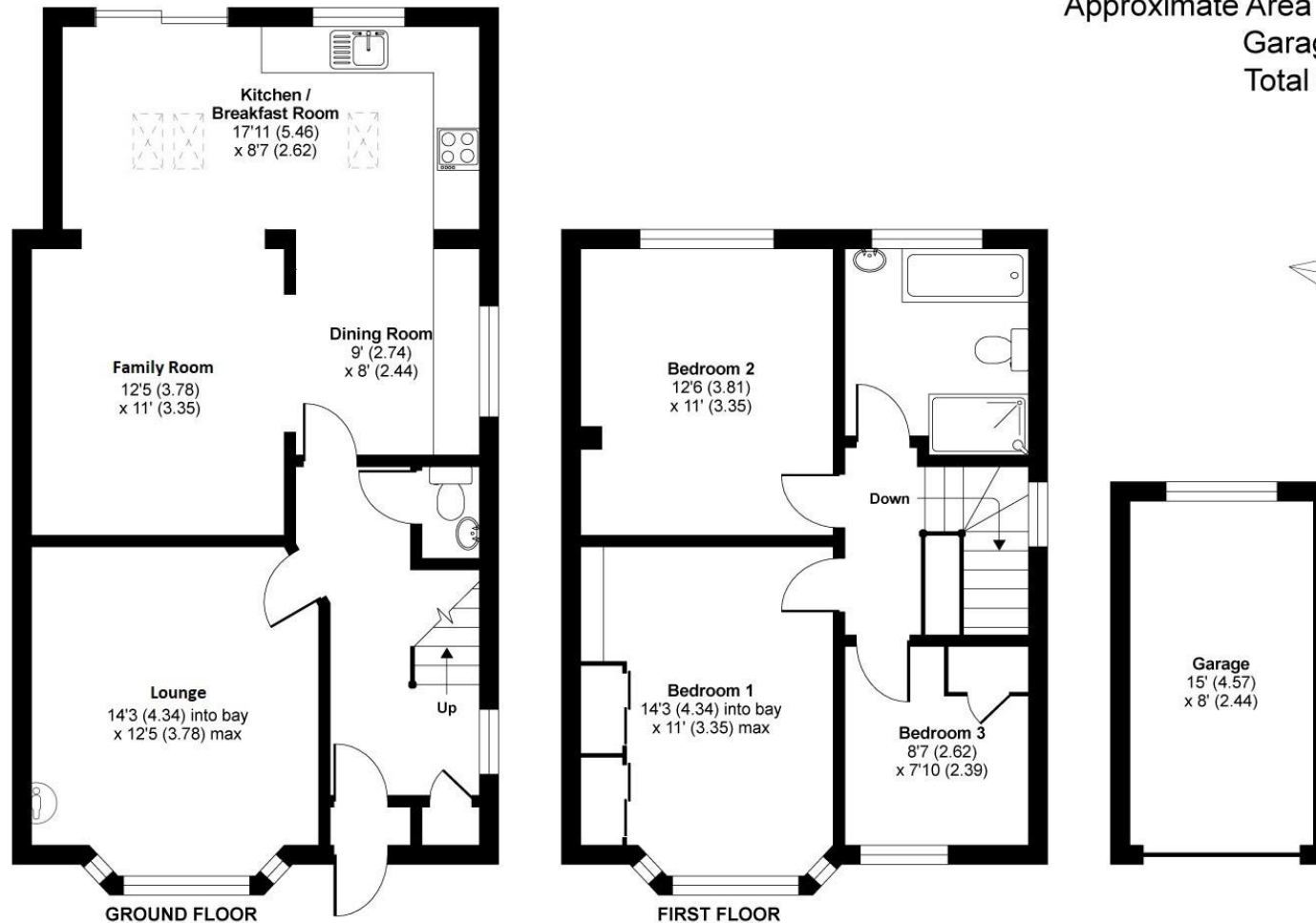
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Approximate Area = 1209 sq ft / 112.3 sq m

Garage = 120 sq ft / 11.2 sq m

Total = 1329 sq ft / 123.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©n1checom 2024. Produced for Leese & Nagle. REF: 1229587



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