



| Cheriton Place | Guide Price £550,000

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11 Cheriton Place, Westbury-on-Trym, Bristol, BS9 4AW

- 2 Double Bedrooms
- Victorian Terraced Home
- Fantastic Location
- Well Presented Throughout
- Level, West Facing Rear Garden

A fantastic 2 double bedroom, Victorian terraced home that is well-positioned with convenient access to Westbury Village and Henleaze. The property offers period charm with a modern contemporary feel. With great living spaces, beautiful kitchen, downstairs WC, 2 double bedrooms, large bathroom and a westerly facing rear garden this is sure to be popular.

The property is accessed to the front into the entrance hall. This gives passage to the living spaces as well as stairwell to the first floor. The lounge is to the front with bay window and custom fitted shutters, high ceiling, coving, dado rail, fireplace with surround and stripped wooden floorboards. The property offers good versatility and currently the vendors have the dining area set up central in the property with openings into the kitchen. It is ample space for a table and chairs, wooden floorboards and storage underneath the stairs. The rear of the property has been beautifully extended to create a superb kitchen/breakfast room that is light and airy. There is a large skylight with bi-fold doors onto the garden with a westerly aspect. The kitchen comprises a range of wall and base units with Minerva worktops and a tiled splashback, sink, space for range cooker, stainless steel cookerhood, integrated dishwasher, plumbing for washing machine, space for tumble dryer as well as space for fridge freezer. Furthermore, there is a central island perfect for casual dining with storage built in, a tiled floor and access to the downstairs WC.





To the first floor, the landing gives access to the bedrooms and the bathroom as well as useful storage cupboard. Bedroom 1 is to the front with windows to the front, enjoying the morning sun, fitted wardrobes, coving and wooden floorboards. Bedroom 2 has a window to the rear and is carpeted. The bathroom has an obscured window to side, roll top bath with shower attachment, separate shower cubicle, low level WC, wash hand basin and a hard-wearing floor.

Outside, to the front, there is a low-level brick wall and access to the house.

To the rear, is an enclosed garden that is westerly in its orientation, perfect for afternoon/evening sun. Immediately from the house is a patio area with outside power, lighting and tap. Then the main garden is laid to lawn with a pebble stone path that leads up the garden, raised beds and an Acer tree. To the end of the garden is an attractive stone wall, outside shed and seating area.

Viewing highly recommended to avoid disappointment.



Energy Performance Certificate
Rating C

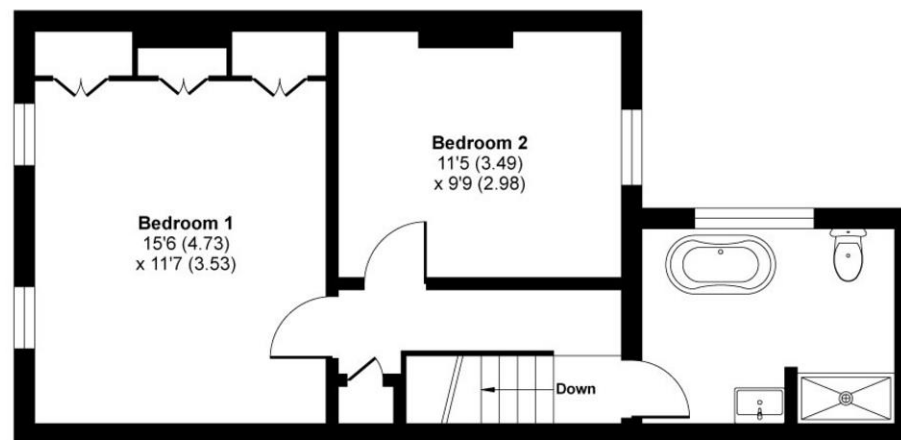
Council Tax Band C



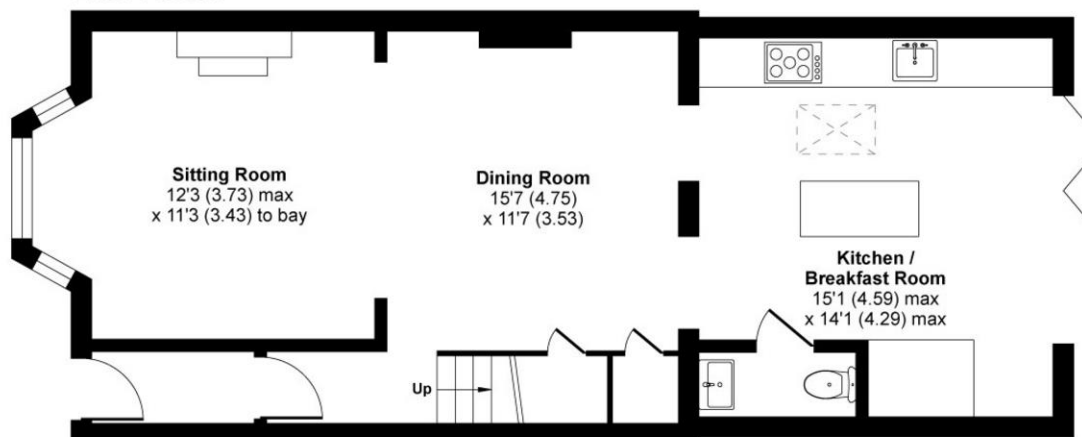
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Approximate Area = 1050 sq ft / 97.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n:ichecom 2025. Produced for Leese & Nagle. REF: 1244229



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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