



| High Grove |

Guide Price £435,000

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91 High Grove, Sea Mills, Bristol, BS9 2NR

- 3 Bedrooms
- Semi Detached
- Immaculately Presented
- Level Rear Garden
- Off Street Parking and Garage

A fantastic 3 bedroom semi-detached home that is immaculately presented. In brief, the property offers great living spaces, a kitchen/diner, 3 bedrooms, a family bathroom, off street parking, garage and a lovely rear garden.

The property is accessed to the front into a useful porch, perfect for shoes and coats. Into the inner hall, which gives passage to the lounge and stairwell to the first floor. The lounge is light and airy, benefitting from a dual aspect, with window to the front and French doors to the rear. There is a decorative fireplace and it is carpeted. The kitchen/diner also enjoys a dual aspect with window to front and side, a range of wall and base units, worktop with stand, stainless steel sink/drainer, integrated appliances including hob, oven, dishwasher and fridge/freezer and a hard wearing LVT flooring. To the rear, the property has been extended historically to allow for a great home study or an additional 'snug' area with window to side and rear, door to garden and laminate flooring.



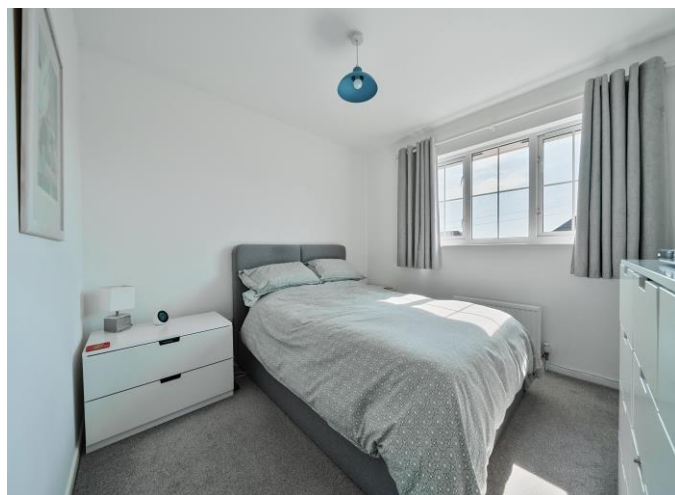


Upstairs, the landing gives access to the bedrooms and the bathroom as well as window overlooking the garden. Bedroom 1 is to the front, with window, is neutral in decor with a built-in cupboard and is carpeted. Bedroom 2 is very similar with an elevated view and again carpeted. Bedroom 3 is a single room with view over the garden and could also operate as a study or nursery room. The bathroom has obscured window to rear, bath with shower over, low level WC, wash hand basin with vanity unit and is partly tiled.

Outside, to the front there is off street parking for 2 cars, as well as secure side access. The garage has an up and over door with windows to the side, a pitched roof and has power and lighting.

To the rear, is a beautiful level garden, that has a patio immediately from the house. The garden is enclosed and mainly laid to lawn and there are various shrubs. Towards the far right of the garden is a patio with pergola that enjoys the afternoon/evening sun during the summer months. Finally, there is a summer house and garden shed.

Locally, there are some wonderful open green spaces such as Blaise Castle, Kingweston House and Shirehampton Golf Course which forms part of the National Trust. There are excellent motorway and transport links including Sea Mills train station and the 'Park and Ride' bus service.



**Energy Performance Certificate
Rating C**



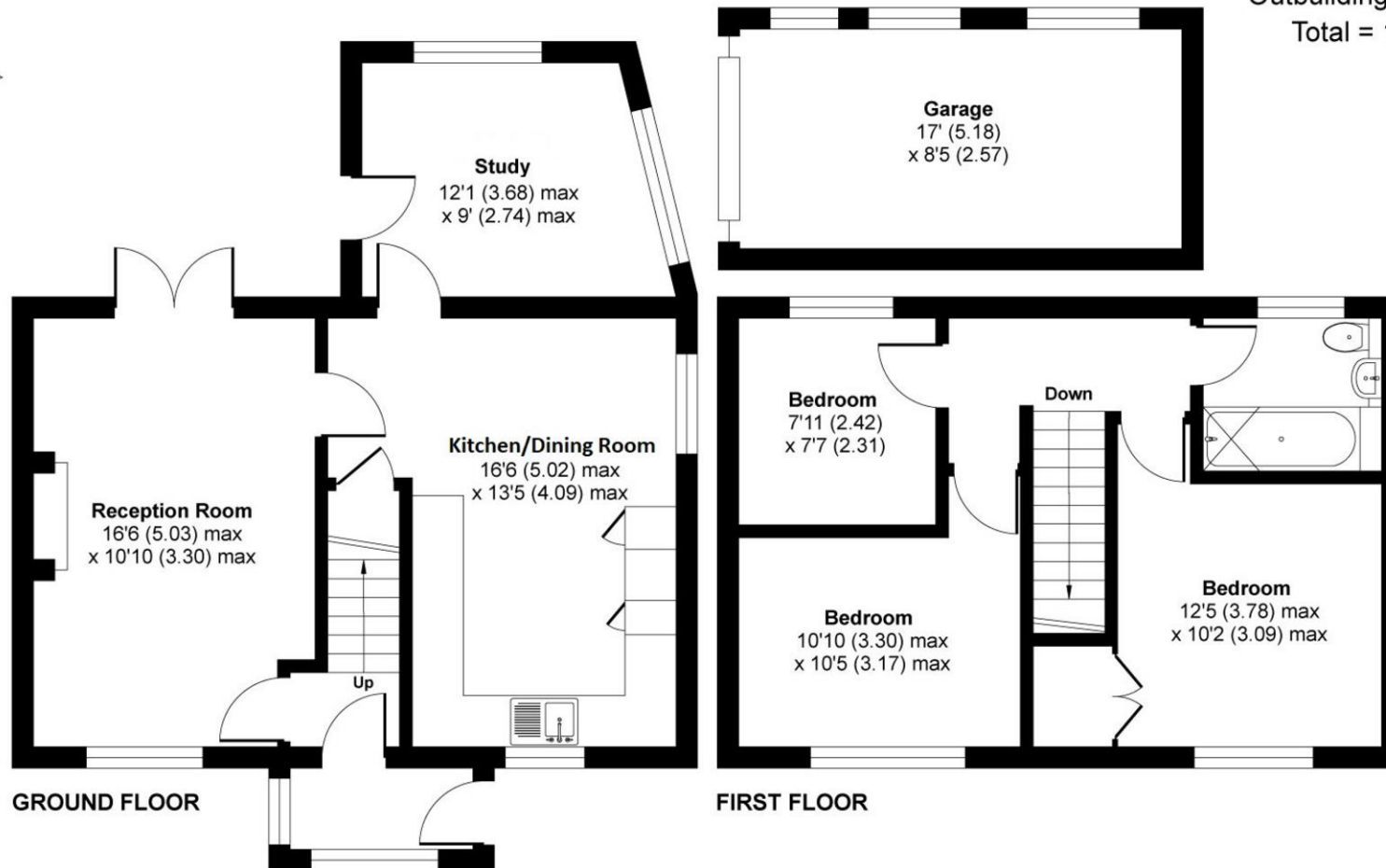
High Grove, Bristol, BS9

Approximate Area = 950 sq ft / 88.2 sq m

Outbuilding = 143 sq ft / 13.3 sq m

Total = 1093 sq ft / 101.5 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). ©nichecom 2025. Produced for Leese & Nagle. REF: 1265344



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@leesenagle



leesenagle

Westbury-on-Trym Office

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