



WELLINGTON

MAGGS
& ALLEN

1 WELLINGTON CRESCENT
HORFIELD, BRISTOL, BS7 8SZ
Asking Price £435,000

A three-bedroom Victorian terraced property that has recently undergone redecoration throughout as well as being fitted with new carpets, a new kitchen and new shower room. Located moments from Gloucester Road and the open green space of Horfield Common, the property is offered with no onward chain.

Property Details

Entering into the property through the vestibule, you will find a welcoming hallway fitted with hard flooring and featuring a space under stairs ideal for storage. Leading off the hallway are two reception rooms - including a bay-fronted lounge, and to the rear is a kitchen/breakfast room which is recently fitted and includes range of units, wood effect worktop and upstands. A ground floor shower room with three-piece suite including walk-in shower enclosure completes this level.

Ascending to the first floor, you will find three well-sized bedrooms all decorated in neutral tones and fitted with new carpets. A brand new shower room with shower enclosure, WC and hand wash basin completes this floor.

Externally, there is a courtyard garden which benefits from a rear access gate.

Offered with no onward. Contact Maggs & Allen to arrange a viewing.

Location

Horfield is situated within close proximity to Gloucester Road with its vast array of independent shops, cafes & restaurants including Burra cafe, Pinkmans' Bakery and FED 313, and Bottles & Books.

The area features a blend of tree-lined Victorian streets such as Churchways Avenue, and the 1930's properties that are emblematic of the area. The open spaces of Muller Road Recreational Ground and Horfield Common are nearby as well as Horfield Leisure Centre and the Memorial Stadium.

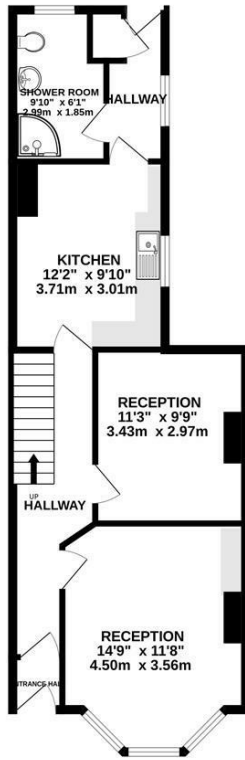
Boasting excellent schools, spacious properties, and abundant green spaces, this suburb in North Bristol has gained popularity among both families and young professionals seeking a location just beyond the Bristol City Centre.

Local Schools

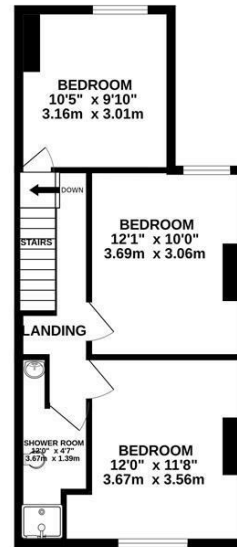
Ashley Down Primary School approx. 0.3miles
Filton Avenue Primary School approx. 0.5 miles
Bishop Road Primary School approx. 0.6 miles



GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Victorian terrace
- Recently re-decorated, new kitchen and shower room fitted
- Three bedrooms
- Two reception rooms plus kitchen/breakfast room
- Two bathrooms
- Courtyard garden with rear access
- Located close to Gloucester Road
- Offered with no onward chain

Guide Price: £435,000

Tenure: Freehold

Council Tax Band: C

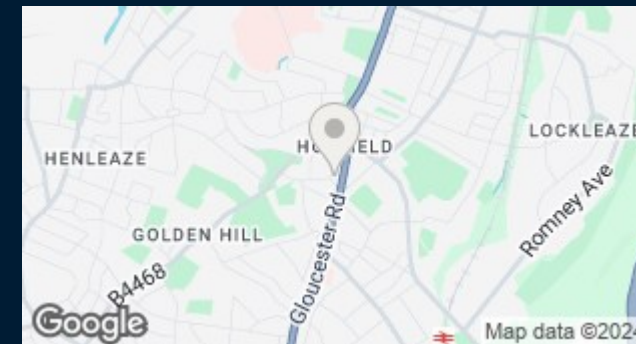
EPC Rating: D

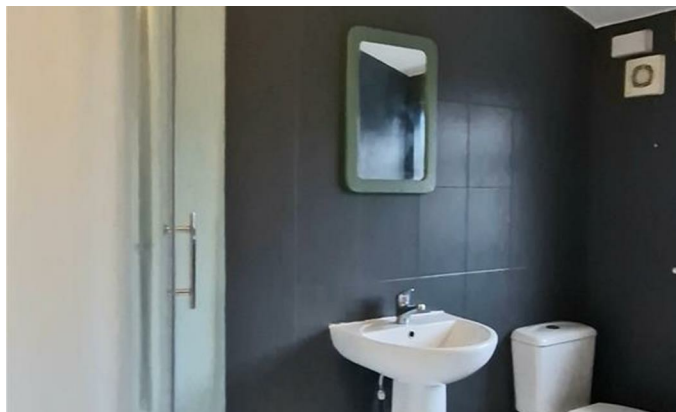
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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