



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.

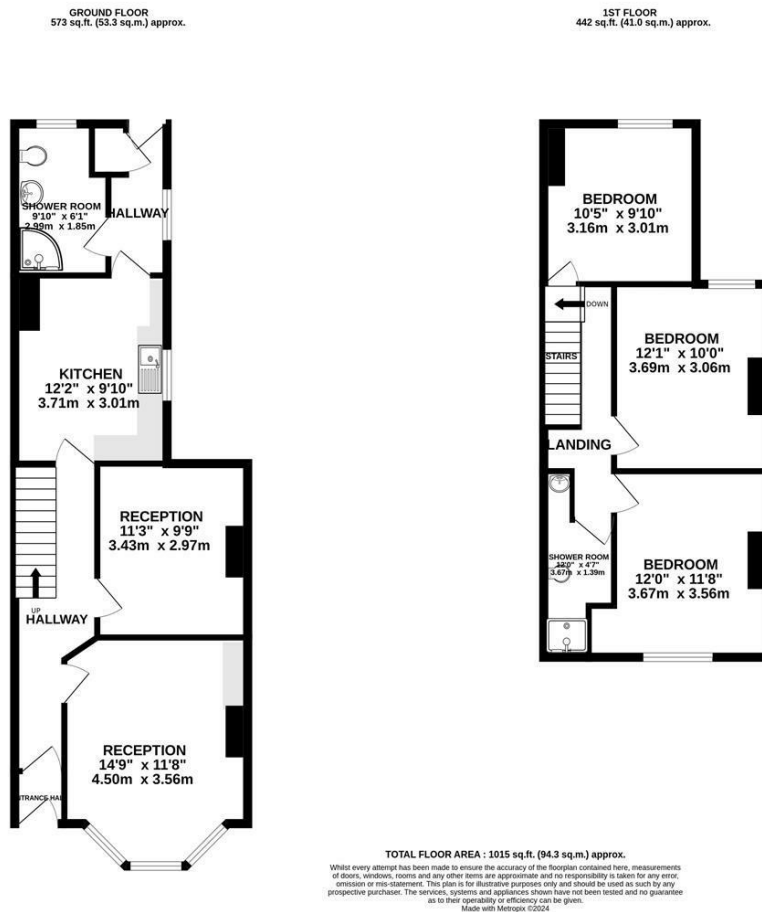
Local Schools

Ashley Down Primary School approx. 0.3miles

Filton Avenue Primary School approx. 0.5 miles

Bishop Road Primary School approx. 0.6 miles





- 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

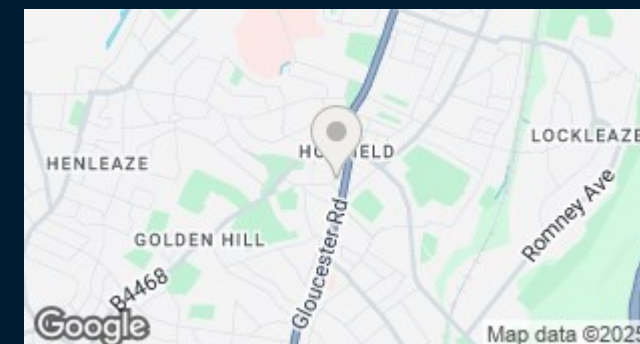
EPC Rating: D

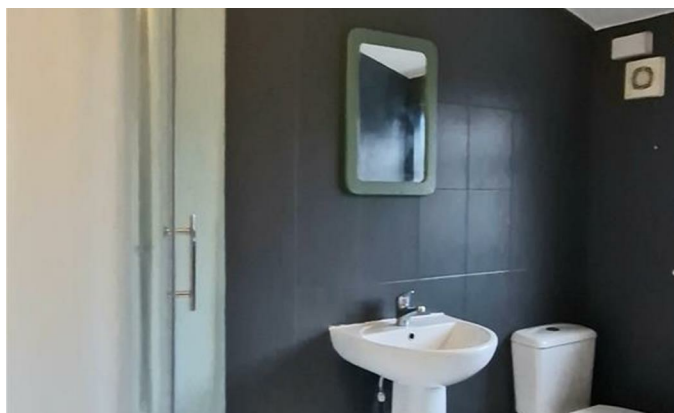
Local Authority: Bristol City Council

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.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
 0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.