



MAGGS
& ALLEN

77 COMB Paddock
WESTBURY-ON-TRYM, BRISTOL, BS9 4UQ
Asking Price £350,000

Situated in a convenient location close to both the Henleaze High Street and Westbury-on-Trym Village, comes this well-proportioned two-bedroom house with south-facing garden, allocated parking, modern kitchen and shower room.

Property Details

Entering into a large hallway fitted with new grey carpets, featuring two storage cupboards, plus under-stairs storage, you will then come to a sizeable kitchen/diner. The kitchen/diner is fitted with a range of modern base and wall-mounted units, as well as a breakfast bar and through French doors access to the garden. Situated off the kitchen/diner is the lounge; a comfortable room decorated neutrally and benefitting from a sunny aspect overlooking the garden.

Ascending to the first floor you will find two sizeable double bedroom including master with in-built wardrobe, shower room with recently fitted walk-in shower enclosure, and separate WC.

Externally there is a south-facing garden which is currently patioed and benefits from a South-facing aspect. From here is access to the allocated parking space also.

Available for viewings exclusively through Maggs & Allen. Contact us today to arrange your viewing.

Location

Westbury-on-Trym is a village on the outskirts of Bristol city centre dating back over a 1000 years. Named after the River Trym running through it, with a strong community feel, centred around The Holy Trinity Church. At the heart of the village is a war memorial where the three main shopping streets converge. The village boasts a good selection of local independent shops as well as cafes, banks, restaurants and family friendly pubs.

The village is ideally suited to the needs of growing families offering excellent local schools including Westbury-on-Trym Church of England Academy, Elmlea Infant School, Elmlea Junior School and Bristol Free School. The jewel in its crown has to be the ever-popular Canford Park - a family friendly recreational space with playground, tennis courts, football pitches and a bowling green.

Well-known for its 1930s architecture and well-sized gardens, Westbury-on-Trym is a stones-throw from open green spaces of The Downs, just 3 miles from the city centre and providing excellent public transport and easy access to the motorway network and Cribbs Causeway shopping centre.

Schools

Westbury-On-Trym Church of England Academy - Distance: 0.25 miles

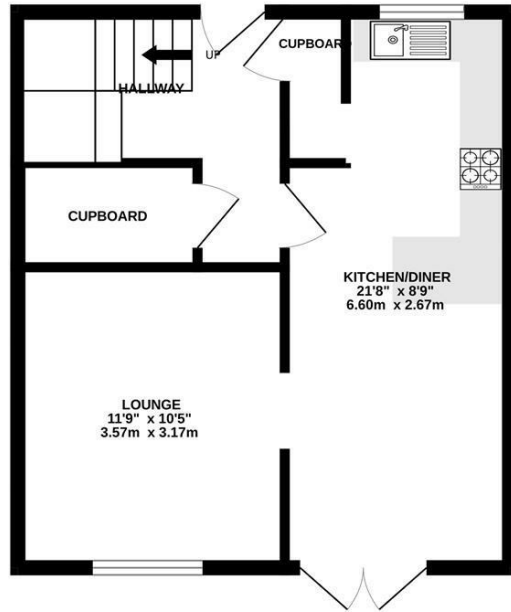
Badocks Wood E-ACT Academy - Distance: 0.31 miles

Redmaids' High School - Distance: 0.4 miles

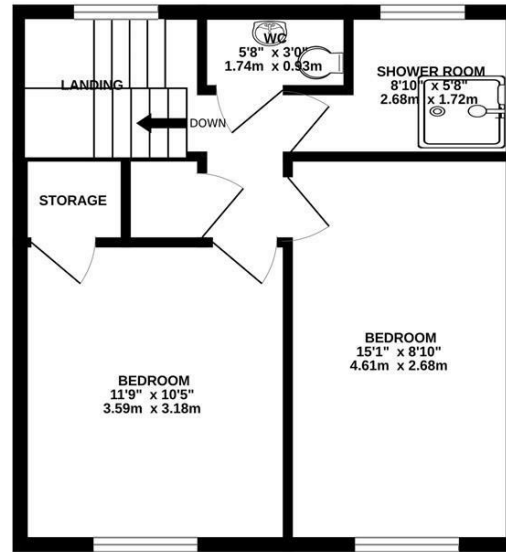
Bristol Free School - Distance: 0.49 miles



GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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- Two-bedroom house in a convenient location
- Large South-facing garden
- Allocated off-street parking
- Sizeable open-plan kitchen/diner with separate lounge
- Two double bedrooms
- Modern kitchen and shower room
- Neutrally decorated

Guide Price: £350,000

Tenure: Freehold

Council Tax Band: C

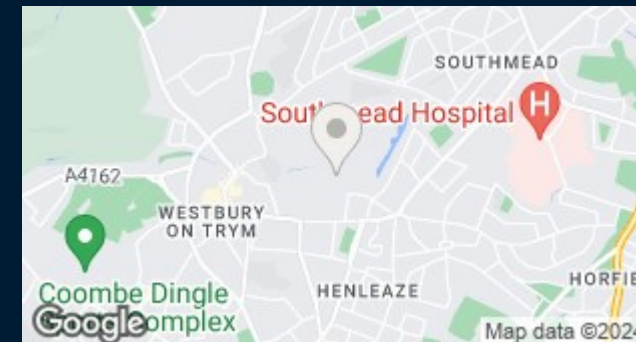
EPC Rating: C

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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