



MAGGS
& ALLEN

36 THORNLEIGH ROAD
BISHOPSTON, BRISTOL, BS7 8PH
Asking Price £470,000

A three bedroom, mid-terrace property in an ever-desirable location of Bishopston. Recently re-decorated throughout, this property would be perfect for first time buyers or a small family looking to move to the area.

Property Details

Upon entering the property, there is a wide entrance hallway with access to the kitchen, sitting room and downstairs WC. In the seating area, there is a bay window letting in plentiful natural light into the property, feature fireplace to the centre of the room and space for a sofa and a small dining table.

Ascending to the first floor, there are three bedrooms and the family bathroom. The master bedroom has plenty of space for a double bed and built in wardrobes. The bathroom comprises a bath with shower over, hand wash basin and w/c.

Externally there is a south-facing garden, benefitting from a sunny aspect through much of the day.

The property has undergone re-decoration throughout, as well as new flooring in areas.

Offered with no onward chain.

Location

Bishopston is one of Bristol's best-known and popular areas, and it really is no surprise why.

The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity. Residents actively engage in neighbourhood events and initiatives, creating a warm and welcoming environment for everyone.

One of the standout features of Bishopston is its tree-lined streets, dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses - from quirky bookstores to artisan bakeries, there's always something new to explore.

Bishopston is also home to an abundance of green spaces, providing a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or taking a leisurely stroll through Horfield Common.

Schools

Ashley Down Primary School - Distance: 0.22 miles

Bishop Road Primary School - Distance: 0.27 miles

Fairfield High School - Distance: 0.82 miles

Montpelier High School - Distance: 1 miles

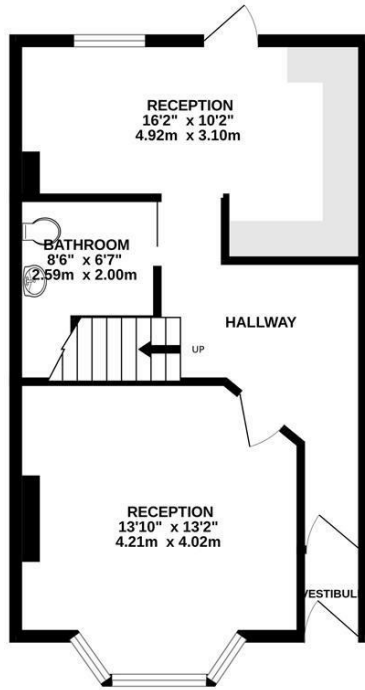
Lease Information

We have been informed there is 939 years remaining on a 999 year lease. Ground rent is £2.15s 0d per annum.

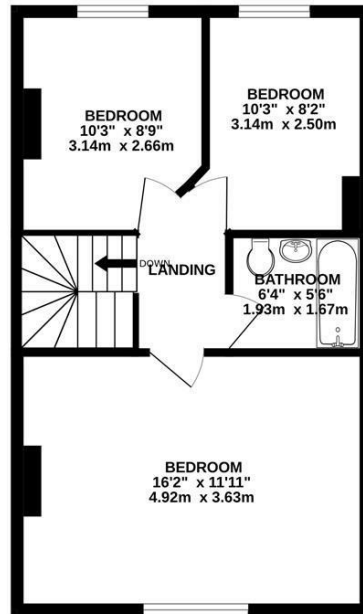
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



FIRST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 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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- Three-bedroom terraced property
- Close to Gloucester Road
- Recently re-decorated
- South-facing garden
- Ground floor WC
- No onward chain

Guide Price: £470,000

Tenure: Leasehold

Council Tax Band: B

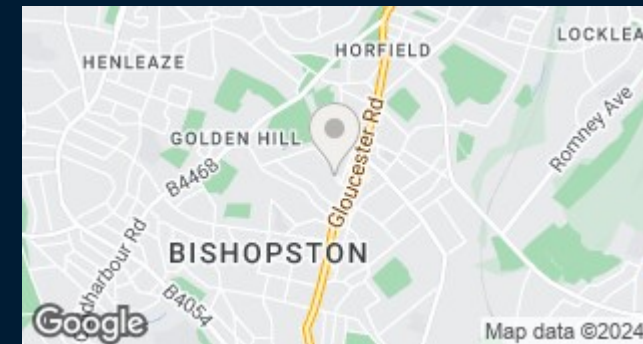
EPC Rating: D

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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