



MAGGS
& ALLEN

163 COLDHARBOUR ROAD
WESTBURY PARK, BRISTOL, BS6 7SX
Offers In The Region Of £600,000

An excellent three-bedroom, two/three reception room family home situated in the sought-after area of Westbury Park. Offered to the market with no onward chain.

Property Details

The property comprises in brief: to the ground floor; entrance vestibule with original tiling leading through double doors into a welcoming hallway with under-stairs storage area. The hallway provides access in turn to a light and bright bay-windowed reception room, second reception room offering direct access to the garden, and to the rear of the property a kitchen-breakfast room which has been newly fitted with a range of base and wall-mounted units in a crisp white finish. The ground floor retains many ornate original features and is decorated in modern, contemporary decor.

Ascending to the first floor, you will find a large bay-windowed master bedroom with built-in storage and decorated in warm neutral tones; two further double bedrooms, and finally a three-piece bathroom with shower-over-bath.

Externally is a private rear garden with rear access and benefits from a sunny aspect through much of the afternoon.

Offered to the market with no onward chain.

Schools

Westbury Park School approx. 0.1 miles
Redland Green School approx. 0.3 miles
Henleaze Infant School approx. 0.5 miles
Henleaze Junior School approx. 0.5 miles

Location

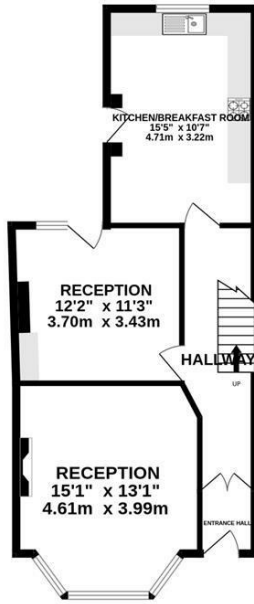
Westbury Park is a charming residential neighbourhood known for its Victorian architecture and family-friendly atmosphere. The area features well-maintained homes and gardens, creating a picturesque suburban setting.

Residents enjoy the community feel with local schools, parks, and amenities within easy reach. Coldharbour Road serves as a central hub, offering a vibrant mix of independent shops, cafes, and boutiques.

Green spaces like Redland Green and Durdham Downs provide opportunities for outdoor activities, contributing to the neighbourhood's appeal. Well-connected to Bristol's city centre, Westbury Park maintains a peaceful residential character while ensuring convenient access to amenities and transportation. It's a sought-after destination for those seeking classic charm, community spirit, and modern convenience.



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 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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- A handsome three-bedroom Victorian end-terrace property
- Neutral contemporary decor choices, making it an ideal 'blank canvas' to put a stamp on
- Large master bedroom spanning the width of the property
- Private rear garden with rear access and sunny aspect in the afternoon and evening
- Excellent schools in close proximity
- Two/three reception rooms
- Ideal family home
- Offered with no onward chain

Guide Price: £600,000

Tenure: Freehold

Council Tax Band: D

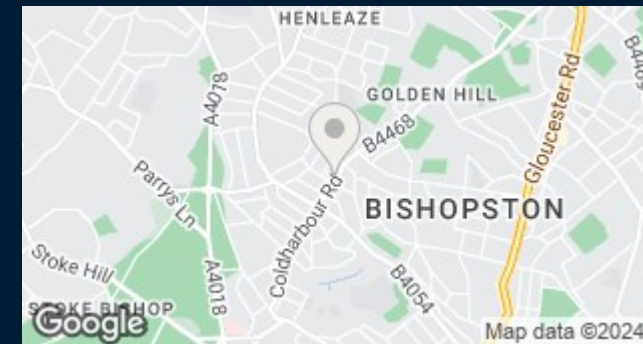
EPC Rating: D

Local Authority: Bristol City Council

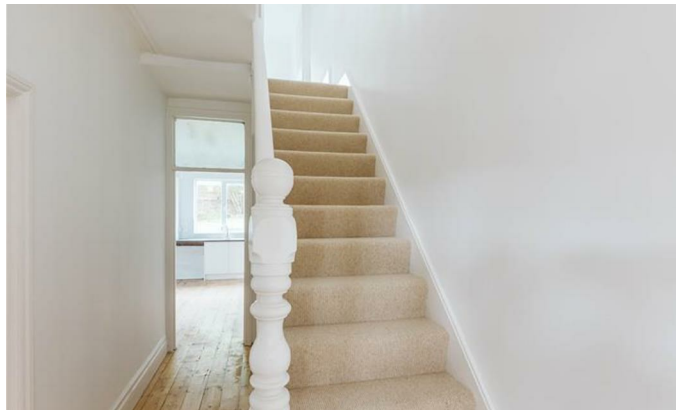
Viewing: By appointment only.

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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