



MAGGS  
& ALLEN

15 CLAVELL ROAD  
HENBURY, BRISTOL, BS10 7EJ  
Price Guide £350,000



Situated in a convenient location, comes this three-bedroom semi-detached property with off-street parking and private level rear garden.

## Location

Henbury is situated in the northern part of Bristol, offering easy access to both the city centre and the beautiful countryside of South Gloucestershire. It is well-connected to major roads and public transportation routes, making it convenient for commuting to work or exploring the surrounding areas.

Despite being close to the city centre, Henbury is surrounded by green spaces and parks, providing residents with opportunities for outdoor activities, leisurely walks, or simply enjoying nature. The nearby Blaise Castle Estate and Blaise Castle are popular destinations for locals and visitors alike. The nearby Cribbs Causeway offers a wide range of shops, restaurants, entertainment options, and leisure facilities, including a cinema and a bowling alley.

## Property Details

Entering in through a vestibule into a welcoming hallway, the ground floor comprises: light & bright lounge to front elevation, under-stairs storage, fully-fitted kitchen to rear fitted with a range of base and wall-mounted units, dining room opening onto conservatory, WC, shower room, and utility room.

Ascending to the first floor you will find three bedrooms, both doubles including built-in wardrobes, and the family bathroom fitted with three-piece suite including shower-over-bath.

Externally there is off-street parking for multiple cars and a well-sized rear garden.

A property ideal for first time buyers. Call Maggs & Allen to arrange your viewing.

## Local Schools

Blaise Primary and Nursery School approx. 0.06 miles

Henbury Court Primary Academy approx. 0.2 miles

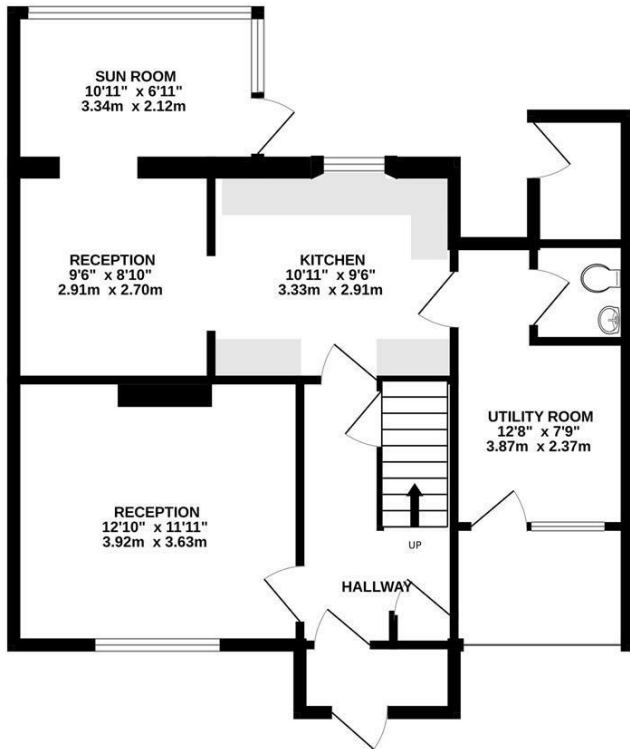
Blaise High School approx. 0.3 miles

Bristol Free School approx. 0.6 miles

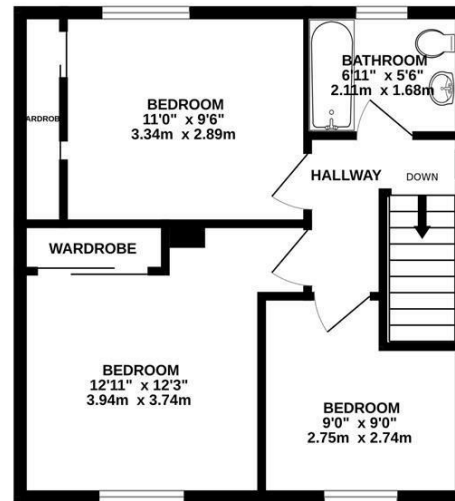
Brentry Primary school approx. 0.6 miles



**GROUND FLOOR**  
682 sq.ft. (63.3 sq.m.) approx.



**1ST FLOOR**  
430 sq.ft. (39.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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- Semi-detached property
- Off-street parking for multiple cars
- Three bedrooms including two doubles
- Two/three reception rooms
- Ground floor utility room and WC
- Family bathroom with shower-over-bath
- Private, level rear garden

**Guide Price:** £350,000

**Tenure:** Freehold

**Council Tax Band:** B

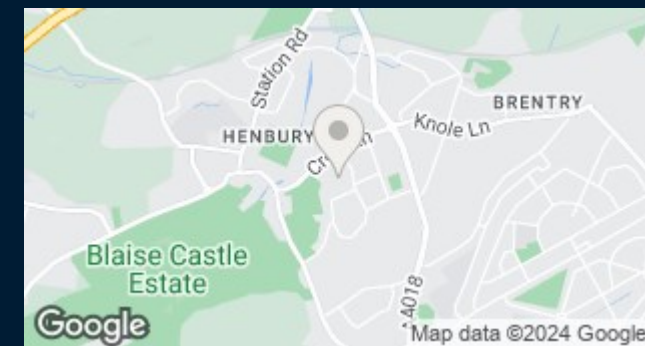
**EPC Rating:** E

**Local Authority:** Bristol City Council

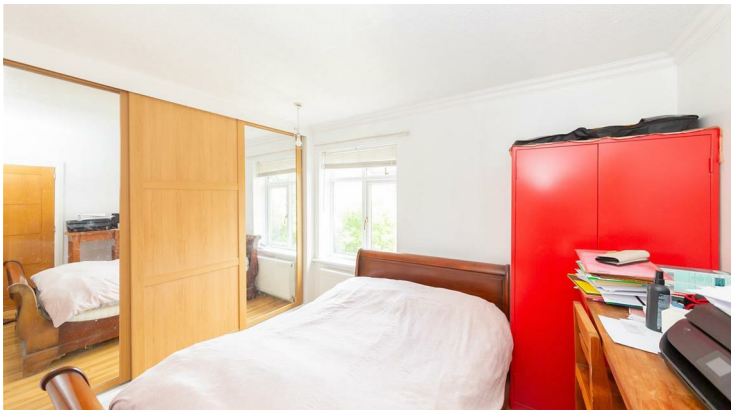
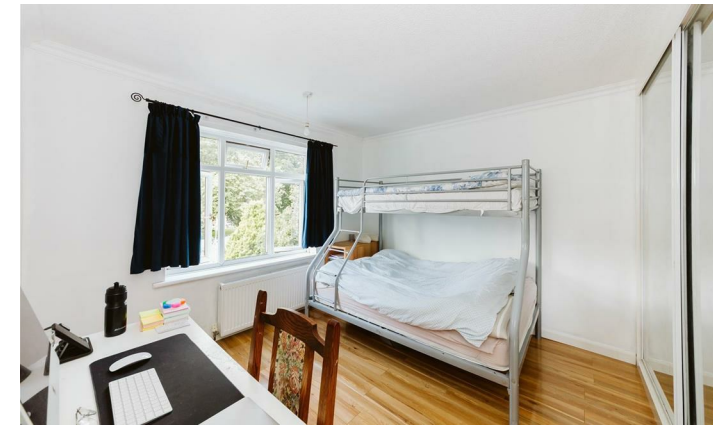
**Viewing:** By appointment only.

**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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