



**MAGGS  
& ALLEN**

**3 COLLEGE ROAD**  
WESTBURY-ON-TRYM, BRISTOL, BS9 3EJ  
Price Guide £465,000

A well-presented two-bedroom mid-terrace property with south-facing garden, open-plan living space and the further benefit of a garden room/office, conveniently located in the heart of Westbury-on-Trym.

## Property Details

Entering through vestibule with a partially glazed door, you are greeted by an impressive open-plan living space that occupies the majority of the ground floor, decorated in a range of contemporary colours and fitted with wooden flooring. The lounge area comprises feature fireplace with log burner and exposed brick, wooden mantelpiece, upvc window and modern radiator. The dining area at the rear of the room provides space both to the kitchen and the garden, and completing this level is a well-sized storage cupboard. The kitchen is fitted with cream units, beech effect worktops, and green tile splashback.

The south-facing garden, accessible through French doors from the living room, features a covered utility and drying area/lean-to, as well as a garden room at the rear boundary equipped with light and power. Its south-facing aspect and raised nature means the garden benefits from sun through much of the day.

The first floor features two double bedrooms including a master with en suite shower room and built-in wardrobes to the rear of the property. The second bedroom sits at the front of the property, and adjacent is the main bathroom; fitted with a three-piece suite including shower-over-bath, WC and hand wash basin.

## Vendor's Comments

We have loved living in Westbury-on-Trym for the past 4 years. The village provides a more rural feeling and a steadier pace of life than adjacent areas and the busier parts of Bristol. All whilst providing easy access to everything the city has to offer. College Road is a quiet road nestled in the centre of the village. The high street is practically on the doorstep and provides a good selection of shops and cafes. A variety of restaurants and pubs are also within easy walking distance. For more varied shopping needs it has been hugely helpful having Cribbs Causeway only a 5-10 minute drive away. The village has excellent bus access and by car has easy journeys to both the city centre and the motorway, which has been great for our respective commutes to work. We're sad to be moving on from our first home, we hope 3 College Road continues to provide the quiet, comfort and convenience we have been so fortunate to enjoy.

## Schools

Westbury-On-Trym Church of England Academy - Distance: 0.13 miles

Redmaids' High School - Distance: 0.32 miles

Bristol Free School - Distance: 0.51 miles

St Ursula's E-ACT Academy - Distance: 0.51 miles

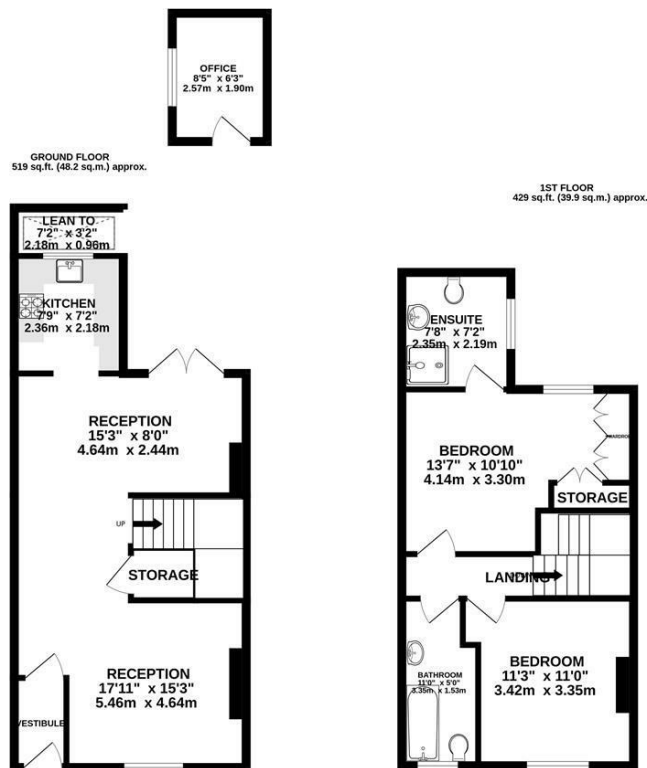
## Location

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.





**TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplans 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. The 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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- Well-presented mid-terrace property
- Two double bedrooms
- Two bathrooms including one en suite
- South-facing garden with garden room/office
- Wonderful open-plan living space
- Located close to the shops of Westbury-on-Trym

**Guide Price:** £465,000

**Tenure:** Freehold

**Council Tax Band:** C

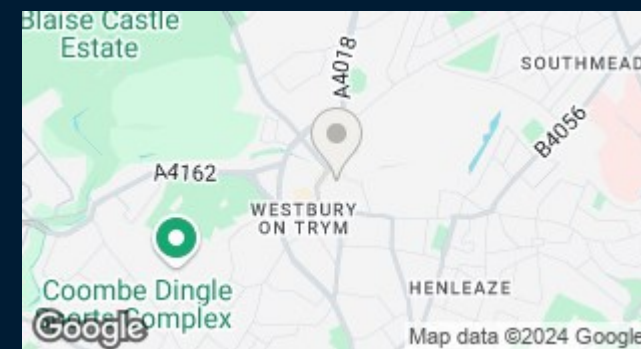
**EPC Rating:** D

**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.





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