



18 Blaisdon Close, Henbury, BS10 7BW  
£320,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 18 Blaisdon Close, Henbury, BS10 7BW

Welcome to this beautifully refurbished end-terrace house located in the peaceful cul-de-sac of Blaisdon Close, Henbury. This charming property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings in.

The heart of the home is undoubtedly the brand-new kitchen, equipped with modern appliances that will delight any cooking enthusiast. The newly fitted bathroom offers a fresh and contemporary feel, ensuring comfort and convenience for all residents. Throughout the property, you will find brand new carpets that add a touch of warmth and elegance to each room.

One of the key advantages of this property is the parking space available for one vehicle, providing ease and accessibility in this desirable area. With no onward chain, you can move in without delay and start enjoying your new home right away.

Situated in a tranquil location, this house offers a perfect blend of comfort and convenience, making it an excellent choice for those looking to settle in Bristol. Don't miss the opportunity to make this lovely property your own.

Offering convenient access to the M5 and Cribbs Causeway, the proposed new rail link, local shops, supermarkets and the fabulous walks and leisure areas at Henbury. The nearby local schools have increased the number of families looking to move in to the location. Brentwood/Henbury Primary Schools, Little Mead Primary Academy and Bristol Free School are all within 1.4 miles of the house. The Ministry of Defence in Filton and the University of the West of England (3.1 miles and 3.5 miles respectively) also attract people to the area.

Call, Click or Come in and visit our experienced sales team-01172130333 / shire@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band B

Services: Mains Gas, Water, Electric and Drainage

- Fully Refurbished 3 Bedroom end of terraced House
- New Fitted Kitchen with Integrated Appliances
- Brand New Carpets Throughout
- Laing-easi-Property (please check with lender)
- Cul-de-Sac Location
- Parking to the Front

### Porch

Entrance via sliding door into porch, door leading to hallway

### Hallway

Stairs rising to first floor

### Living Room

13'0" x 11'6"

uPVC double glazed window to front aspect, opening into kitchen/dining room

### Kitchen/Dining Room

10'0" x 18'11"

uPVC double glazed window to rear aspect, uPVC door into rear garden. uPVC double glazed french patio doors leading to rear garden. Fitted with a range of high quality wall and base units with granite work tops. One and a half bowl sink with mixer tap over. Integrated washer/dryer and fridge/freezer. Stainless steel gas hob with stainless steel hood over, electric oven.

### First Floor Landing

Access to loft space

### Bedroom 1

12'1" x 11'6"

uPVC double glazed window to front aspect,

### Bedroom 2

8'0" x 12'1"

uPVC double glazed window to rear aspect

### Bathroom

5'9 7'8

uPVC double glazed window to rear aspect. Panel bath with shower over, enamel sink with fitted cupboard under, low level wc, fully tiled

### Bedroom 3

9'9" x 8'4"

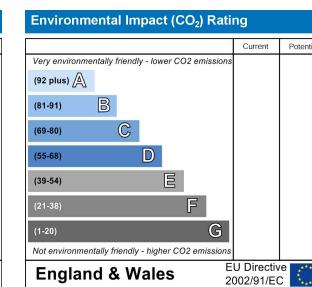
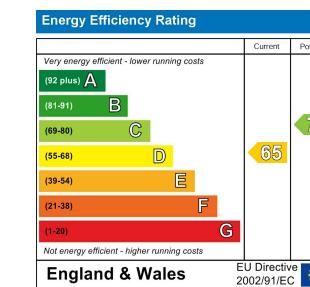
uPVC double glazed window to front aspect, radiator.

### Gardens

To the outside of the property there are front and rear gardens; the front with various delightful shrubs and the rear is mostly laid to patio, with a secure outbuilding and offering a charming woodland back drop.

### Parking

There is parking with the property



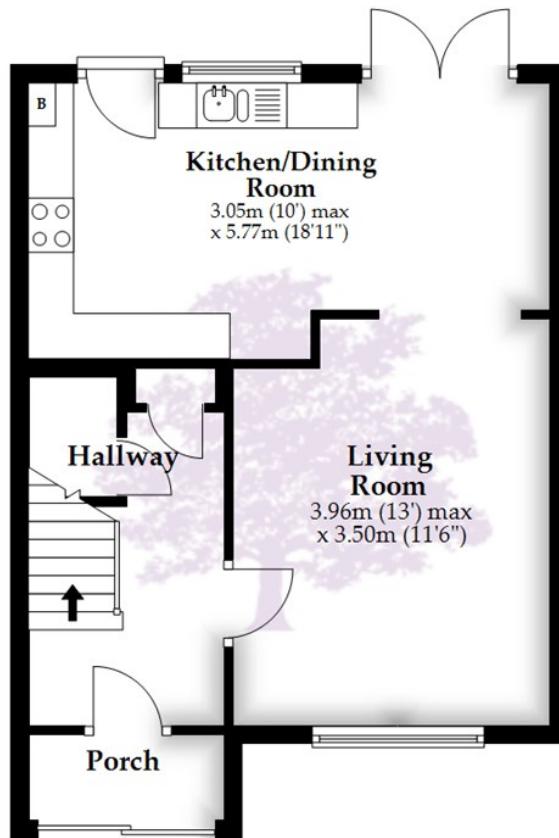
### Bristol

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Bristol BS11 0DT  
01172 130333

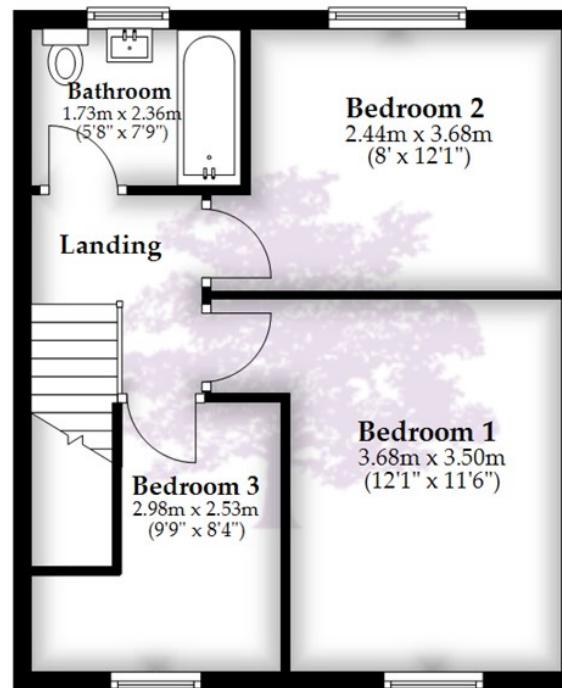
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## Ground Floor



## First Floor



Total area: approx. 89.6 sq. metres (964.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.



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