



23 SPEEDWELL ROAD, SPEEDWELL, BS5 7SA



# 23 SPEEDWELL ROAD

## SPEEDWELL BS5 7SA

- Charming Victorian Home
- En-Suite to Principal Bedroom
- Enclosed Rear Garden
- Two Double Bedrooms
- Kitchen/Dining Room

### ACCOMMODATION

Please see floor plan for measurements

### GROUND FLOOR

The accommodation is beautifully arranged over two floors and begins with a welcoming entrance leading into a bright and comfortable living room, complete with high ceilings and an abundance of natural light. To the rear, the property opens into a generous kitchen/dining room, providing an ideal space for both everyday living and entertaining. Beyond the kitchen is a well-appointed family bathroom, whilst a useful utility area offers additional storage and laundry facilities with direct access to the enclosed rear garden.

### FIRST FLOOR

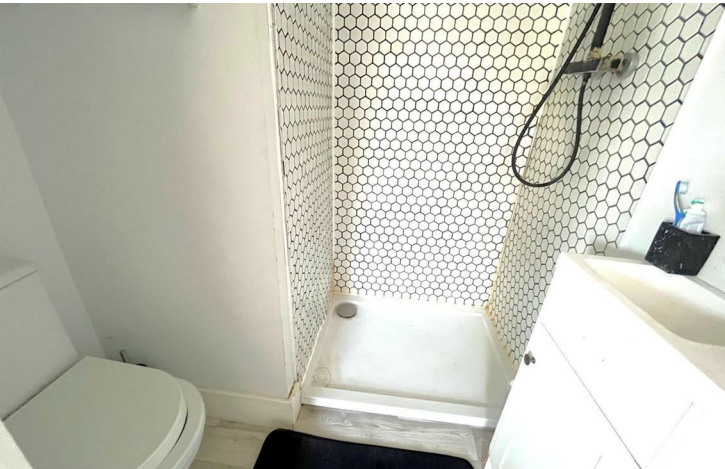
The first floor hosts two well-proportioned double bedrooms. The principal bedroom benefits from the added convenience of a contemporary en-suite shower room, while the second bedroom offers versatile accommodation, ideal as a guest room, nursery or home office.

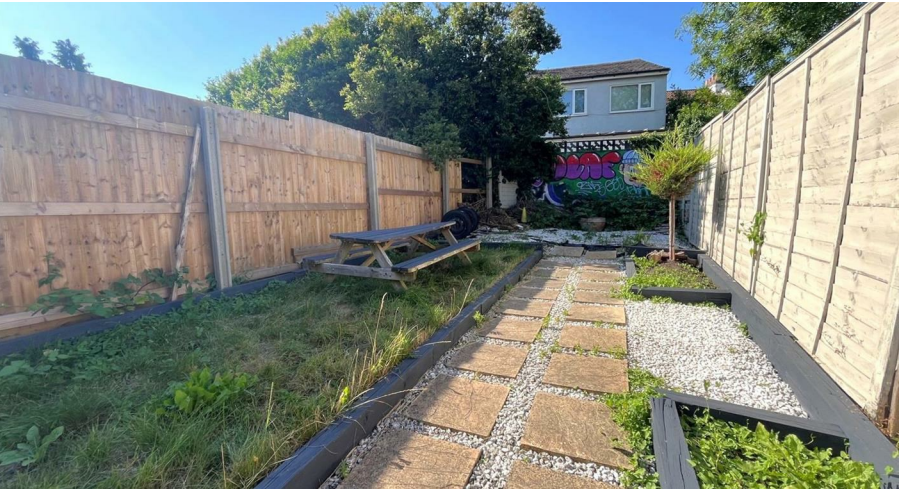
### EXTERNALLY

Externally, the enclosed rear garden provides a private outdoor retreat with ample space for outdoor dining and enjoying the warmer months.

Ideally situated within easy reach of a wide range of local amenities, independent cafés, shops and supermarkets, the property also benefits from excellent transport links into Bristol City Centre and beyond. Nearby green spaces and highly regarded local schools further enhance the appeal of this fantastic Victorian home



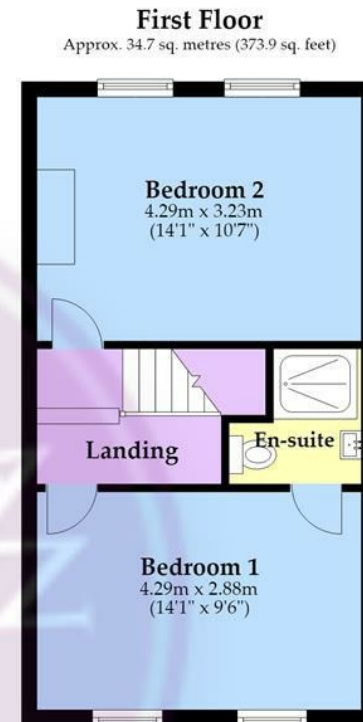




| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|-----------------------------------------------------------------|----------------------------|-----------|
|                                                                 | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) A                                                     |                            |           |
| (81-91) B                                                       |                            |           |
| (69-80) C                                                       |                            |           |
| (55-68) D                                                       |                            |           |
| (39-54) E                                                       |                            |           |
| (21-38) F                                                       |                            |           |
| (1-20) G                                                        |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| England & Wales                                                 | EU Directive<br>2002/91/EC |           |





Total area: approx. 83.9 sq. metres (903.2 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.



## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
[henleaze@goodmanlilley.co.uk](mailto:henleaze@goodmanlilley.co.uk)

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
[sales@goodmanlilley.co.uk](mailto:sales@goodmanlilley.co.uk)

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
[shire@goodmanlilley.co.uk](mailto:shire@goodmanlilley.co.uk)

0117 213 0333

## LETTINGS

[lettings@goodmanlilley.co.uk](mailto:lettings@goodmanlilley.co.uk)

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
[LNH@goodmanlilley.co.uk](mailto:LNH@goodmanlilley.co.uk)

0117 213 0151

## CLEVEDON

28 Hill Road  
Clevedon, BS21 7PH  
[clevedon@goodmanlilley.co.uk](mailto:clevedon@goodmanlilley.co.uk)

01275 403 660

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