



Henbury Road | Guide Price £450,000

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Castle Gate, 264a Henbury Road, Henbury, Bristol, BS10 7QR

- 3 Bedrooms
- Link Detached
- Fully Renovated
- Immaculately Presented
- No Onward Chain
- Private Driveway, Garage and Courtyard

A fantastic 3 bedroom link-detached home, perfectly positioned with ready access to Blaise Estate. The property offers generous living spaces, three well-proportioned bedrooms, modern fittings, a courtyard garden, private off-street parking, and a single garage. It is also offered with no onward chain.

The property is entered via a front porch, which leads into the inner hall. From here, you can access the lounge, the downstairs WC (with plumbing for a washing machine), and the staircase to the first floor. The hall features a durable tiled floor. The lounge sits at the rear of the home and enjoys a pleasant outlook over the garden and greenery beyond. The kitchen/diner boasts a triple aspect, with a front window and French doors to both the side and rear. The well-appointed kitchen area is positioned to the front. With a cherry wood worktop with stand, and a range of new integrated appliances, including a Smeg hob and oven, stainless steel cooker hood, sink/drain, low-level fridge, Indesit slimline dishwasher, and a wall-mounted Worcester gas combination boiler, it is both stylish and practical. The dining area, with tiled flooring, provides ample space for a table and chairs, and has a private outlook.





Upstairs, the property showcases appealing architectural features, including a front window with views towards Blaise and the original banister. The landing provides access to the bedrooms, main bathroom, and a useful storage cupboard. Bedrooms 1 and 2 are located at the rear and enjoy an open aspect. Both are neutrally decorated, carpeted, and benefit from built-in wardrobes. Bedroom 3 is at the front, carpeted, and features a built-in cupboard, and would be ideal for use as a home office. The bathroom includes an obscured side window, bath with shower over, low-level WC, wash hand basin, extractor fan, partial tiling, vinyl flooring, and a heated towel rail.

To the front of the property, a private driveway provides parking for multiple vehicles and access to the garage. The garage features an up-and-over door, power and lighting, and rear access from the garden.

The rear garden is enclosed, low maintenance, and finished with attractive and hard-wearing granite cobblestone, creating a lovely outdoor space that can be enjoyed year-round.

Viewing is highly recommended to avoid disappointment.



**Energy Performance Certificate
Rating D**



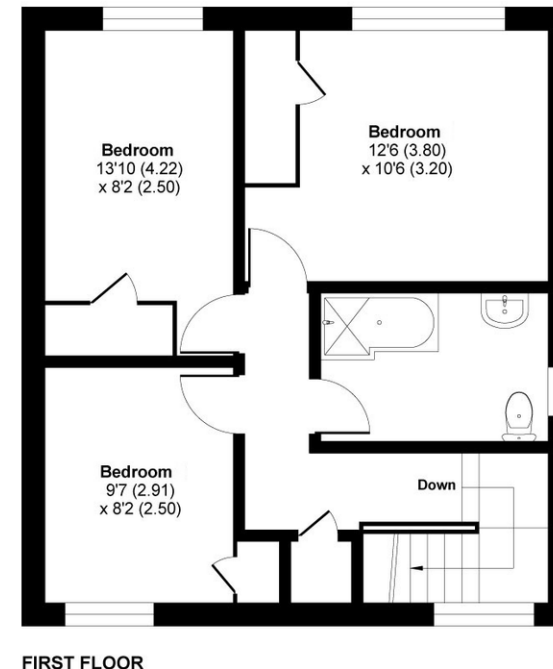
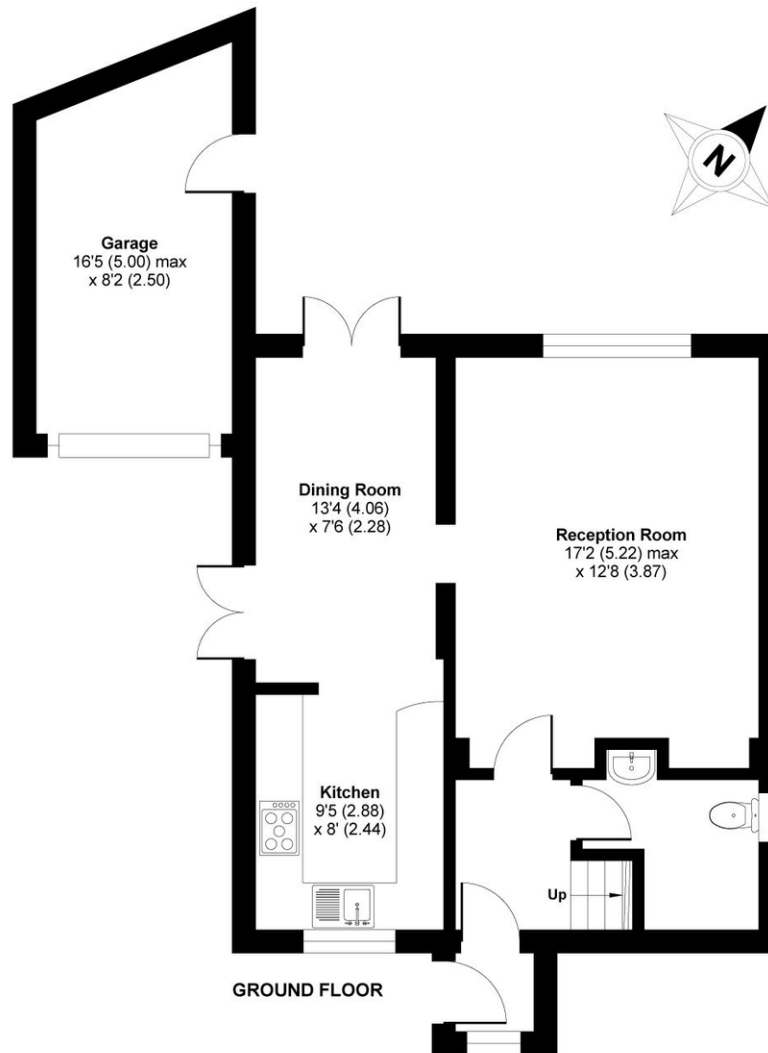
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Approximate Area = 1022 sq ft / 94.9 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 1143 sq ft / 106.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Leese & Nagle. REF: 1385439



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Westbury-on-Trym Office
125 Stoke Lane,
Westbury-on-Trym,
Bristol, BS9 3RW
T 0117 962 2299
wot@leeseandnagle.co.uk
leeseandnagle.co.uk