







5 TILLING ROAD, BS10 5AQ

ASKING PRICE £357,000

ACCOMMODATION

Please see floor plan for measurements

GROUND FLOOR

The ground floor opens into a welcoming entrance hall, leading through to a generous lounge/dining room. Stretching across the rear of the property, this bright and versatile space provides ample room for both comfortable seating and dining, with direct access to the garden. A separate kitchen is positioned alongside, offering a practical layout with access outside, while a useful snug provides an additional reception room that could equally work well as a home office, playroom or cosy second sitting room.

FIRST FLOOR

Upstairs, the property offers three bedrooms, providing excellent flexibility for families, guests or those working from home. The principal bedroom is a particularly well-proportioned room, while the two further bedrooms offer a variety of uses depending on the needs of the next owner. A family bathroom and separate WC complete the first floor.

EXTERNALLY

The property benefits from outside space to the rear, providing an excellent extension of the living accommodation during the warmer months and offering plenty of scope for seating, entertaining and family use.

THE LOCATION

Tilling Road is a residential street situated on the edge of Horfield just to the north of Henleaze, and close by Southmead. The house is in walking distance to the shops and cafes of Gloucester Road and Henleaze Road. This area of Bristol has gained huge popularity with buy-to-let investment buyers who are looking to buy close to the recently expanded Southmead Hospital. The area is also hugely popular with families due to the proximity to the well-regarded Horfield Primary School and the relative value for money of the properties compared to those just across Wellington Hill West. For commuters, the area is a short drive or cycle from both Bristol City Centre and the major areas of employment across North Bristol such as Airbus, the Ministry of Defence and Rolls Royce.



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- Three-bedroom terraced home
- Separate snug / second reception room
- Popular Horfield location close to Gloucester Road & Henleaze
- Spacious lounge/dining room
- Sizeable rear garden

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

GOODMAN & LILLEY