



90 SOUNDWELL ROAD,  
SOUNDWELL, BS16 4RB

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**GOODMAN  
& LILLEY**



A DELIGHTFUL TURN-OF-THE-CENTURY PERIOD HOME, OFFERING CHARM, CHARACTER, AND WELL-BALANCED LIVING SPACE, IDEALLY SITUATED WITHIN THE HIGHLY SOUGHT-AFTER STAPLE HILL AREA OF SOUTH GLOUCESTERSHIRE. PERFECTLY POSITIONED FOR CONVENIENT ACCESS TO A WIDE RANGE OF LOCAL AMENITIES, INCLUDING INDEPENDENT SHOPS, SUPERMARKETS, WELL-REGARDED SCHOOLS, AND EXCELLENT BUS ROUTES, THIS PROPERTY PRESENTS AN IDEAL OPPORTUNITY FOR A VARIETY OF BUYERS.

### Location

Soundwell Road is ideally positioned within close proximity to both Staple Hill and Kingswood High Streets, offering a wide range of independent shops, cafés, pubs, and everyday amenities. The area is well connected with excellent bus routes providing easy access into Bristol city centre and beyond. Residents can also enjoy nearby green spaces such as Page Park and Soundwell Park, while the Bristol to Bath Railway Path is within easy reach, offering excellent opportunities for walking, cycling, and outdoor recreation.

### Accommodation

Please see the floorplan for room measurements and the property layout.

### Ground Floor

Upon entering, you are welcomed via an entrance lobby that leads into a traditional hallway, setting the tone for the home's period appeal. The hallway features an attractive decorative archway, a staircase rising to the first floor, and doors providing access to the principal reception rooms. The lounge is positioned at the front of the property, benefitting from natural light, while to the rear sits a generously sized dining room — a versatile space well suited to both everyday living and entertaining.

Leading from the dining room, the kitchen provides access to the rear garden and connects to a practical utility area. The ground floor is further complemented by a conveniently located bathroom.

### First Floor

To the first floor, the property offers three well-proportioned bedrooms, each providing comfortable accommodation and flexibility for family living, guest space, or home working.

### Outside

Externally, the home benefits from an enclosed rear garden designed for ease of maintenance. Enjoying a desirable westerly orientation, the garden captures afternoon and evening sunshine, creating an inviting outdoor space for relaxation or social gatherings.

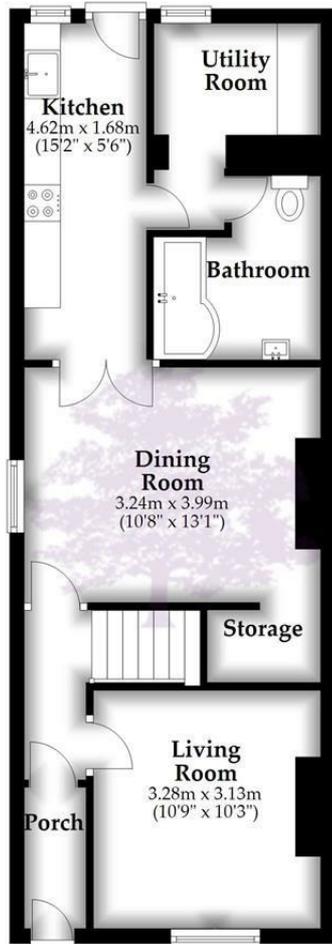
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- Charming turn-of-the-century period home
  - End Of Terrace Property
  - Lounge & spacious dining room
  - Three well-proportioned bedrooms
  - Enclosed West Facing Garden
  - Close To Local Amenities



GUIDE PRICE £325,000



## Ground Floor



## First Floor



Total area: approx. 89.8 sq. metres (966.1 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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