GOODMAN & LILLEY

104 BARTHOLOMEWS SQUARE

BRISTOL
BS7 0QB

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Combining a peaceful cul-de-sac setting with excellent local amenities, flexible living accommodation and superb presentation throughout, this fantastic home is expected to generate strong interest and early viewing is highly recommended.

LOCATION

Perfectly positioned within easy reach of Horfield Common and the leisure centre, the property enjoys excellent transport links into Bristol city centre via regular bus services, with nearby rail connections and convenient access to the M4 and M5 motorway networks. Major employers including Airbus, Rolls-Royce, the MOD and Southmead Hospital are all within easy commuting distance, while Gloucester Road's renowned independent cafés, bars, restaurants and shops are just a short stroll away. For more extensive shopping and leisure facilities, The Mall at Cribbs Causeway is only a short drive from the property.

ACCOMMODATION

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

GROUND FLOOR

The welcoming entrance hall features a cloakroom, useful understairs storage and stairs rising to the first floor. To the front of the property, the well-appointed recently fitted kitchen/dining room enjoys a pleasant open view and is fitted with a range of contemporary wall and base units, complemented by a breakfast table, creating an ideal space for everyday dining.

Double doors open into the spacious sitting room, providing an excellent sense of flow while retaining the option to separate the rooms when desired. French doors lead through to the impressive conservatory, a fantastic additional reception room benefitting from bi-folding doors that seamlessly connect the interior with the rear garden, making it a wonderful space to enjoy throughout the year.

FIRST FLOOR

The first floor offers three well-proportioned bedrooms, comprising two generous doubles and a comfortable single bedroom. The principal bedroom benefits from a Juliet balcony with attractive outlook and an well appointed en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

OUTSIDE

The enclosed rear garden has been designed with ease of maintenance in mind, featuring AstroTurf and a patio. The garage has been thoughtfully part-converted, retaining valuable storage to the front while creating a versatile study or gym to the rear, perfect for those working from home or seeking additional hobby or fitness space. To the front of the property, a delightful seating area provides the perfect spot to enjoy the truly spectacular panoramic views across East Bristol and beyond towards the rolling hills of Lansdown, a rare feature that gives this home a unique sense of space and tranquility.

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3 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL 1184.00 SQ FT

2 BATHROOMS
COUNCIL TAX BAND - C

- No onward chain
- Three-bedroom semi-detached home
- En-suite to principal bedroom with Juliet balcony
- Modern conservatory (approximately 12'10" x 9'10")
- Quiet cul-de-sac location just off Gloucester Road
- Part-converted garage with home office/gym and storage
- Landscaped low-maintenance rear garden
- Newly fitted contemporary kitchen

GOODMAN & LILLEY

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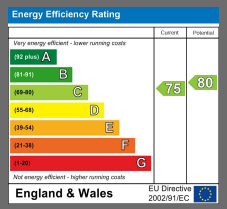

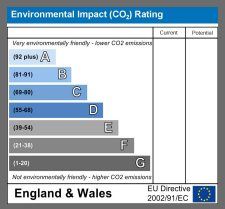

Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm