



56 KELSTON ROAD,  
WESTBURY ON TRYM, BS10 5ES

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**GOODMAN  
& LILLEY**







# 56 KELSTON ROAD

## WESTBURY ON TRYM BS10 5ES

GUIDE PRICE  
£475,000

This four/five-bedroom semi-detached property in need of renovation presents an excellent opportunity for buyers to personalise an already extended house in a quiet cul-de-sac, offered with vacant possession and no onward chain.

Set in a desirable setting, early interest is expected. Get in touch with one of our property experts today to arrange your viewing.

### Location

Kelston Road enjoys a convenient position close to Henleaze, Westbury-on-Trym, and Southmead hospital, providing everyday amenities. There is a lane that provides access to Horfield Primary School which is within easy walking distance, making it particularly appealing for families. Nearby green spaces such as Badock's Wood, Horfield Common, and The Downs offer excellent opportunities for outdoor recreation. The area also benefits from strong transport connections and regular bus routes into Bristol city centre and beyond.

### Accommodation

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

### Ground Floor

Upon entering, the property has hallway with stairs rising to the first floor. The sitting room is positioned to the right and features an attractive bay

window. Moving through the hallway, the dining room sits ahead having direct access to the rear garden, with the kitchen to its side. Together, these spaces offer clear potential to be opened up into a contemporary kitchen-diner, creating a sociable and modern ground-floor layout. The kitchen also connects to a practical utility area, which provides access to the garage.

A substantial garage, measuring approximately 24 feet in length, runs alongside the house and offers excellent storage or potential for conversion, subject to the necessary permissions.

### First Floor

Upstairs, the landing leads to four / five bedrooms along with the family bathroom. Three of the bedrooms do interlocking and form part of an extension added in the 1960s above the former car port. The two bedrooms on the right are well balanced in size, with the rear room enjoying pleasant views over the garden.

### Outside

To the front, a good sized driveway provides off-street parking for two to three vehicles. The driveway provides access to the attached garage.

The rear garden faces south and is generously sized, making it ideal for families. It features a combination of patio, lawn, and a vegetable area, offering plenty of flexibility for future landscaping or redesign.

There is further opportunity to extend at the rear or convert the loft space, subject to planning approval. Overall, this home offers outstanding potential to become a superb long-term family residence.

- 4 / 5 bedroom home in need of renovation
- An excellent opportunity
- Popular Westbury on Trym Location
- South facing rear gardens
- Garage / driveway parking
- No onward chain



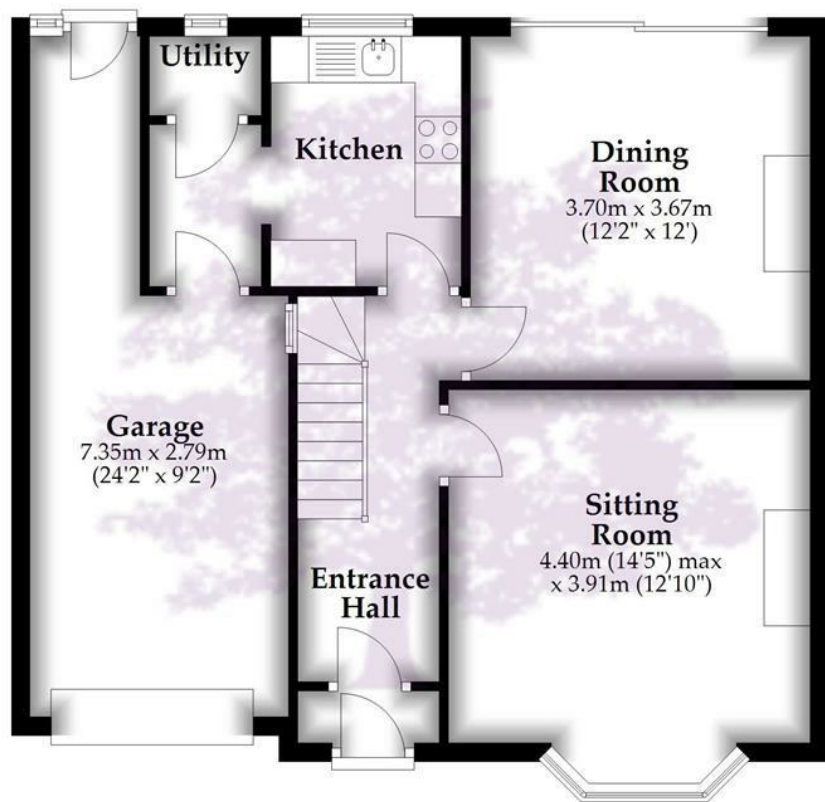




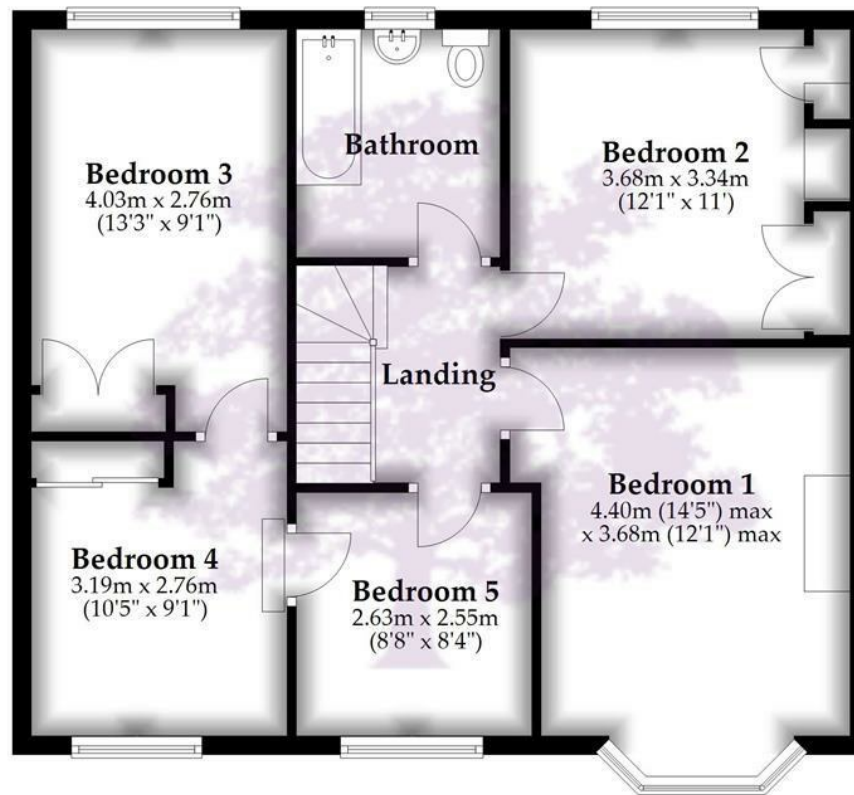
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### Ground Floor



### First Floor



Total area: approx. 130.6 sq. metres (1405.8 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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