



MAGGS  
& ALLEN

227 SOUTHMEAD ROAD  
WESTBURY-ON-TRYM, BRISTOL, BS10 5DX  
£295,000

A light and bright, well-presented two-bedroom mid-terrace property with a generous rear garden, located in a convenient location,

### Summary

Set back slightly from the road, the main entrance opens to a hallway with a practical under-stairs cloak cupboard. The ground floor boasts a bright and airy open-plan reception area, benefiting from dual aspects and triple-glazed windows (a feature throughout much of the home). The living room provides a cosy focal point with a working gas fireplace.

Flowing through an archway, the spacious and modern kitchen/diner is well-appointed with wooden units and recently-fitted integrated appliances including an oven, gas hob, extractor, dishwasher, washing machine, and sink. This sociable space also offers a breakfast bar, room for a dining suite, and direct access to the rear garden.

Upstairs, you'll find two double bedrooms. The impressive master bedroom is particularly spacious, extending across the front of the house. The second double bedroom, situated at the rear, has been recently refreshed with redecoration. The modern bathroom features a bath with a mains shower over, a wash basin, and a toilet.

Externally, the property benefits from a private rear garden with secure rear access, featuring a generous patio for outdoor enjoyment, a lawn, and a planted raised bed.

### Schools

Horfield Church of England Primary School approx. 0.43km

Badocks Wood E-ACT Academy approx. 0.60km

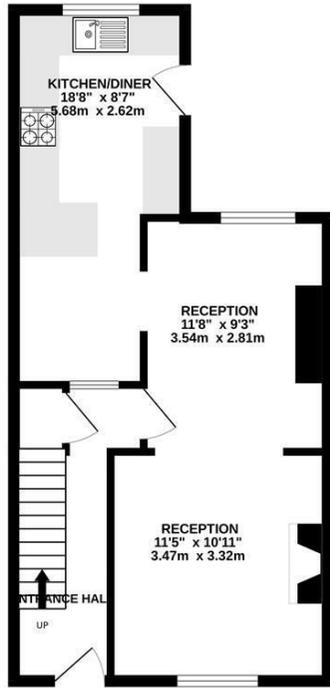
Bristol Free School approx. 1.08km

### Location

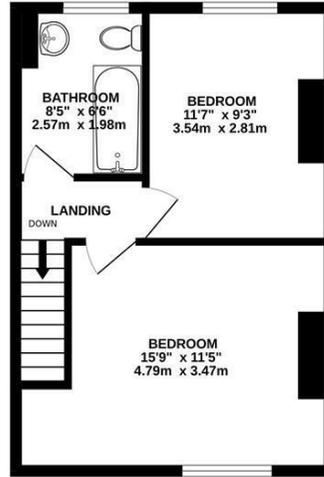
The property is conveniently situated for both Henleaze and Westbury On Trym, which are two of the most popular suburbs of the city. Both of these popular areas have bustling high streets which boast a fine selection of specialist shops and cafes, as well as a Waitrose supermarket and popular local cinema. There are a number of state and private schools. The area offers convenient links to the both the City Centre and M4/M5 motorway networks.



**GROUND FLOOR**  
438 sq.ft. (40.7 sq.m.) approx.



**1ST FLOOR**  
349 sq.ft. (32.4 sq.m.) approx.



**TOTAL FLOOR AREA : 786 sq.ft. (73.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Two double-bedroom terraced house
- Generous, private rear garden
- Extended kitchen/diner
- Two reception rooms
- Triple glazing throughout
- Situated in convenient location
- Light and bright
- Well-maintained

**Guide Price:** £295,000

**Tenure:** Freehold

**Council Tax Band:** B

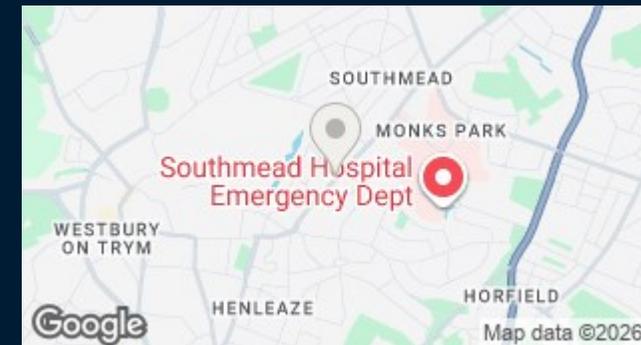
**EPC Rating:** D

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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