



MAGGS
& ALLEN

36A WESTOVER ROAD
WESTBURY-ON-TRYM, BRISTOL, BS9 3LZ
£275,000

A two bedroom, first floor flat in the popular location of Westbury on Trym. This would be the perfect property for investors and first time buyers alike. Offered with no onward chain.

Location

Westbury-on-Trym is a village on the outskirts of Bristol city centre dating back over a 1000 years. Named after the River Trym running through it with a strong community feel, centred around The Holy Trinity Church. At the heart of the village is a war memorial where the three main shopping streets converge. The village boasts a good selection of local independent shops as well as cafes, banks, restaurants and family friendly pubs.

Property Details

Upon entering through a private gateway, you find yourself in a spacious hallway that serves as a central hub, connecting all the rooms seamlessly. These rooms include a comfortable lounge-diner, a well-sized kitchen, and two bedrooms - one double, one single - along with a three-piece bathroom. Additionally, the hallway provides access to two storage cupboards.

The property's standout feature is the expansive lounge/diner, a generously sized room with an elevated perspective. Outside, a private garden area awaits, offering the potential for alfresco dining and entertaining. Adding to the property's appeal is a single garage.

Though the flat could benefit from some modernisation, its size and layout makes it an attractive option, perfect for a first-time buyer or as an investment opportunity.

Schools

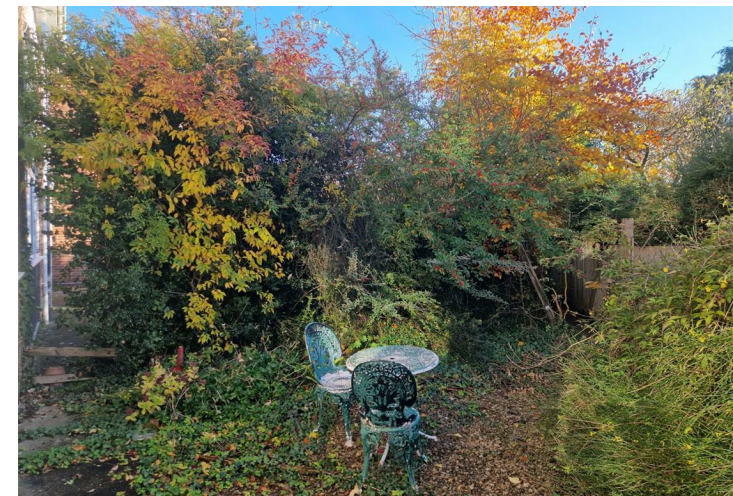
Bristol Free School: 0.26 miles

Westbury-On-Trym Church of England Academy: 0.37 miles

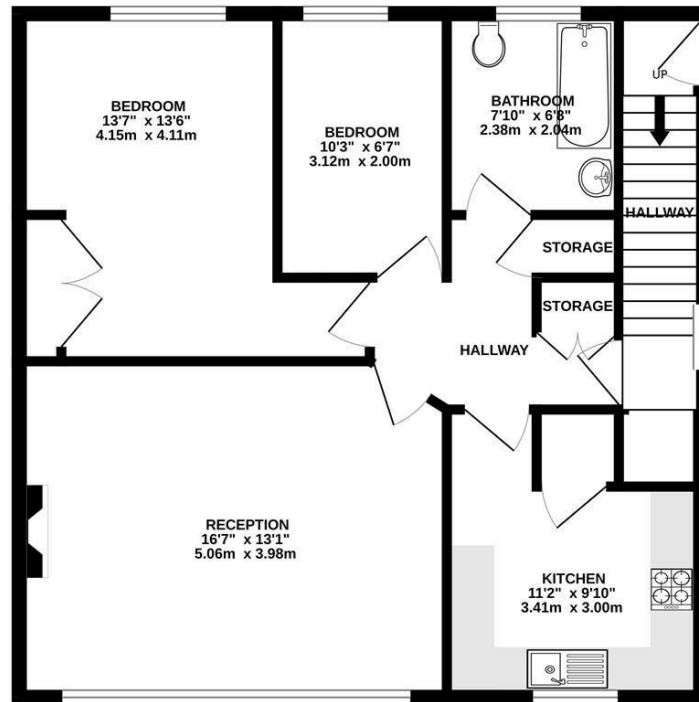
Badocks Wood E-ACT Academy: 0.44 miles

Redmaids' High School: 0.71 miles

Blaise Primary and Nursery School: 0.56 miles



FIRST FLOOR
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (65.0 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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- Garden flat
- Two bedrooms
- Large open-plan lounge/diner
- Elevated position
- In need of some modernising
- Popular location
- Garage
- No onward chain

Guide Price: £275,000

Tenure: Leasehold

Council Tax Band: B

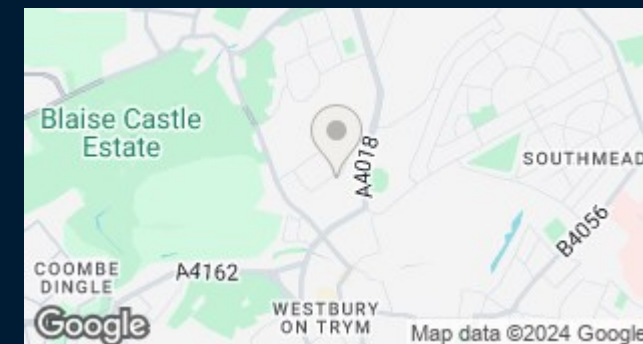
EPC Rating: D

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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