



12 Doone Road, Horfield, Bristol, BS7 0JC

GUIDE PRICE £450,000

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## PROPERTY OVERVIEW

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This beautifully designed period end of terrace home, has incorporated modern décor and arrangements throughout, further enhancing the flow, light and feel.

A light and spacious (1016 Sq. Ft. Approx) two-bedroom period home located on a quiet road in Horfield. This stylish property has lots to offer and has been tastefully finished throughout. Key features include a host of retained period features, open plan reception rooms, a contemporary kitchen/diner and a sunny south facing rear garden with secure side access.

The ground floor accommodation consists of two light and bright open plan reception rooms that open into each other. The living room is at the front of the property and features a double-glazed bay window, feature fireplace with contemporary tiling and oak mantle. An archway leads into the rear reception double-glazed window provides a pretty view of the rear garden. At the rear of the ground floor is a smartly finished kitchen fitted with a range of contemporary units with contrasting work-tops and fittings. There is a separate fitted rear utility room/ downstairs cloakroom accessed from the rear lobby, that has rear access to the garden.

A staircase leads up to the first floor to two double bedrooms and an incredible family bathroom. The master bedroom is located at the front of the house and spans the full width of the property. The second bedroom is also a spacious double. Completing the accommodation is a well-proportioned and rather special family bathroom with a tub bath, stylish black shower, cubical wash hand basin and w.c. There is also plenty of scope to increase the current footprint by extending into the loft space.

Outside there is a low maintenance south facing garden with side gated access and a useful shed.

This property has been lovingly presented by the current owners and further benefits from a full damp course, a modern combination boiler (installed in 2019), a new roof and double glazing.

### Location

Doone Road is situated in the popular North Bristol area of Horfield, just off Gloucester Road, providing easy access to the city centre and local amenities. Residents of the area benefit from being just a short walk from Gloucester Road and other popular venues.

Further North of Horfield you will find Cribbs causeway which offers an endless supply of entertainment. The property also remains within close proximity to major employers such as Southmead Hospital, Airbus and The MoD. The new YTL arena, which is scheduled to be built on the Brabazon hangars at the former Filton airfield is also a short drive away, the area is expected to undergo vast development over the coming years which can only be seen as a positive sign for the community.



## KEY DETAILS

- A Modern End of Terrace Property
- Finished To A High Standard Throughout
- 2 Double Bedrooms
- Open Plan Reception
- A Stylish Kitchen/Diner
- Modern Family Bathroom
- Period Features
- A New Roof
- Scope To Extend Loft Space

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Tenure: Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

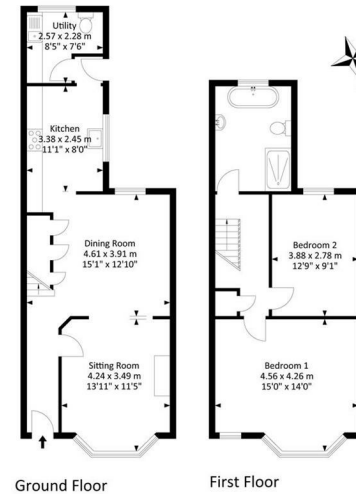
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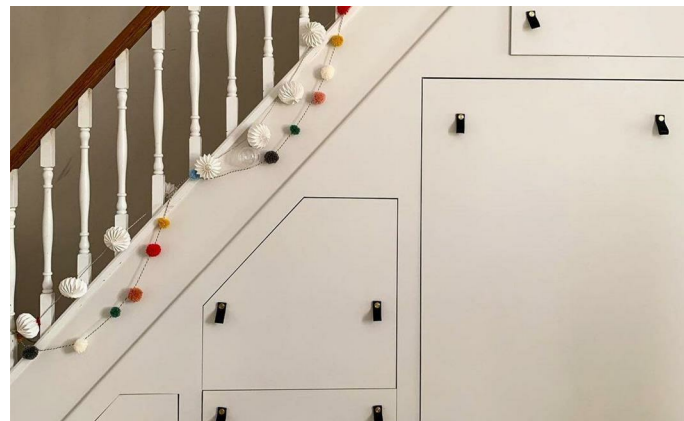
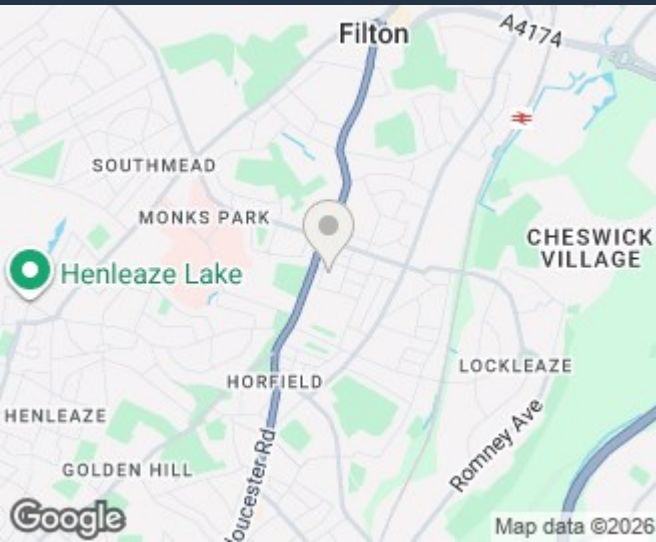
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Approx. Area 1016.10 Sq.Ft - 94.40 Sq.M



For illustrative purposes only. Not to scale.  
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.  
Floor plan produced by Energy Plus.



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#### Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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