



41 Lakewood Road, Westbury on Trym
Guide Price £450,000

RICHARD
HARDING

41 Lakewood Road, Westbury on Trym, Bristol, BS10 5HJ

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A bright and welcoming 3 bedroom 1930s semi-detached home enjoying off-road parking and a level 35ft x 25ft rear garden.

Key Features

- Offered with no onward chain, this well-arranged property is well-presented but offers further scope to update the kitchen and bathroom fittings.
- Situated in a peaceful enclave in Westbury on Trym, with easy access to the shops and amenities of both Westbury on Trym village and Henleaze Road, as well as bus connections to central areas.
- **Ground Floor:** entrance hallway, sitting room, separate kitchen/dining room and a useful utility room with access straight through from the front driveway to the rear garden.
- **First Floor:** landing, three bedrooms (2 doubles and 1 single) and a family bathroom.
- An inviting and well-located family home with plenty of further potential.

GROUND FLOOR

APPROACH: via a driveway providing off road parking for a good sized family vehicle, with a pretty garden beside mainly laid to lawn. The driveway leads up to the covered entrance and main front door to the property. Useful additional further entrance through to the utility room, which also connects through to the rear garden.

ENTRANCE HALLWAY: a staircase rising to first floor landing with understairs recess, low level meter cupboard housing the gas and electric meters and fuse box, radiator. Doors off to sitting room, kitchen/dining room and utility room.

SITTING ROOM: (front) (11'7" x 10'6" max into bay) (3.53m x 3.21m) a cosy sitting room with an original fireplace, double glazed windows to front, high ceilings with ceiling coving and picture rail, and a radiator.

KITCHEN/DINING ROOM: (17'11" max into kitchen area x 12'3" max reducing to 8'9") (5.45m x 3.74m/2.67m) a basic fitted kitchen comprising base and eye level units with roll edged worktop over and inset 1 ½ bowl sink and drainer unit, integrated Bosch electric oven with 4 ring gas hob over, wall mounted Worcester gas central heating boiler and a radiator. Double glazed windows to rear, overlooking the rear garden. High ceilings with ceiling coving and picture rail.

UTILITY ROOM: (10'8" x 6'3") (3.24m x 1.90m) a generous utility space with an incredibly handy connection through from the driveway at the front to the rear garden, perfect for bicycle access etc. Plumbing for washing machine and further appliance space.

FIRST FLOOR

LANDING: a bright landing with a window to side providing natural light through the landing and stairwell. Doors off to all three bedrooms and the family bathroom.

BEDROOM 1: (front) (10'10" x 10'5") (3.30m x 3.18m) a double bedroom with high ceilings, ceiling coving, picture rail and a radiator. Double glazed windows to front.

BEDROOM 2: (rear) (12'3" x 9'6") (3.74m x 2.90m) a double bedroom with high ceilings, ceiling coving, picture rail and a radiator. Double glazed window to rear, overlooking the rear garden.

BEDROOM 3: (9'0" x 8'0") (2.74m x 2.44m) high ceilings with ceiling coving and picture rail, radiator. Double glazed window to rear.





FAMILY BATHROOM/WC: a basic white bathroom suite with panelled bath, low level wc and pedestal wash basin. Double glazed window to side, built-in shelving, extractor fan and ceiling coving. Small radiator.

OUTSIDE

FRONT GARDEN & DRIVEWAY: a wide driveway with ample space for a family sized vehicle, with additional courtyard area at the end of the drive providing a perfect space for bins and recycling, with access through to the utility room. Beside the driveway there is a level lawn section with flower borders and low level boundary wall to front.

REAR GARDEN: (approx. 35ft x 25ft) (10.66m x 7.61m) a level lawned rear garden with paved seating area closest to the property, flower beds containing various shrubs, raised planter and a garden shed. Open south-westerly side aspect attracting plenty of afternoon sunshine.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: B

PLEASE NOTE:

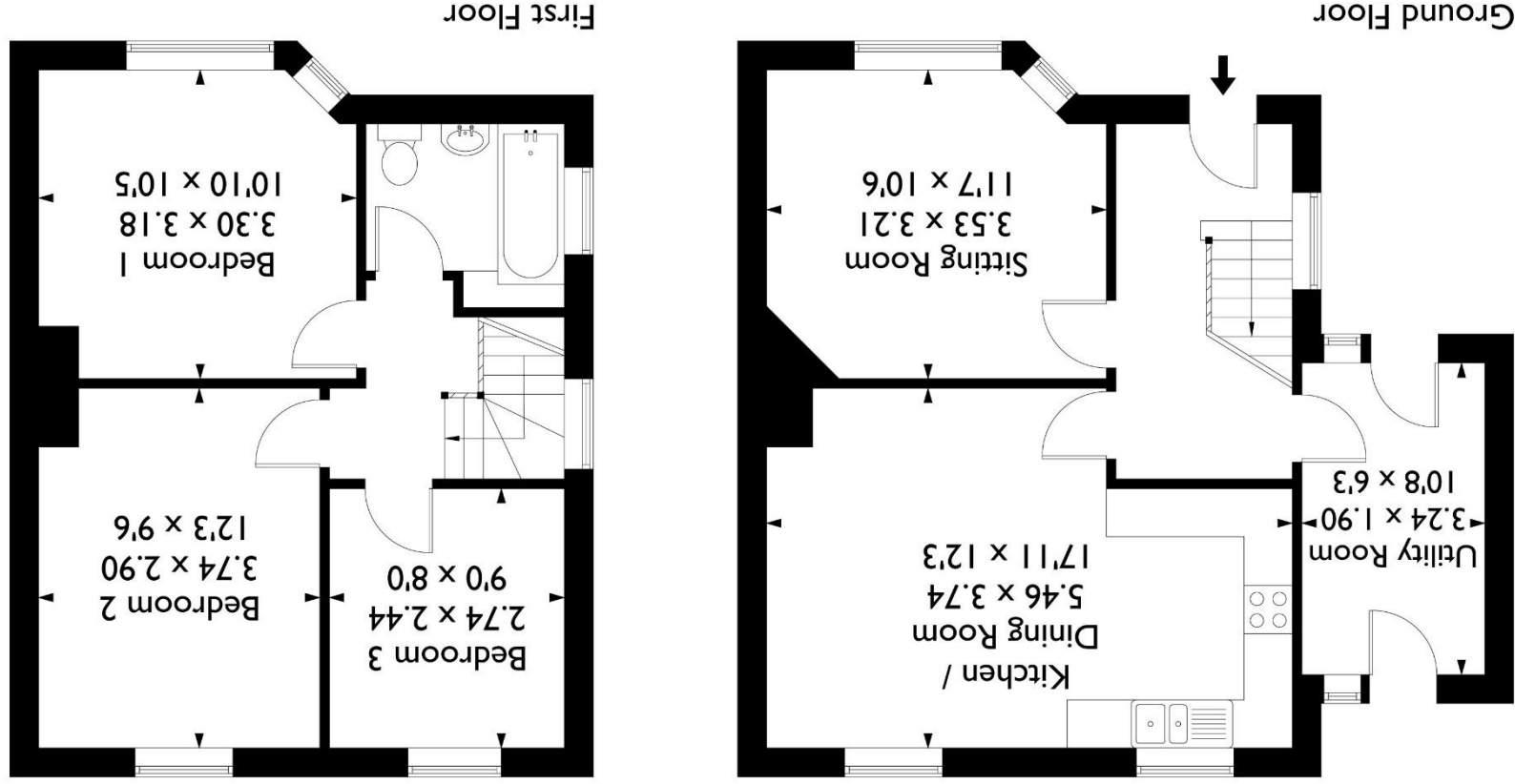
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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Approximate Gross Internal Area 80.60 sq m / 867.20 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.