



MAGGS
& ALLEN

28 BERKELEY ROAD
WESTBURY PARK, BRISTOL, BS6 7PJ
£500,000

A lovely two-bedroom Victorian mid-terrace retaining an abundance of attractive features and boasting a south-westerly facing garden. Located on a popular road close to two high streets, The Downs, and Westbury Park School, the property is offered to the market with no onward chain.

Vendor's Comments

"While the property is in need of modernisation, it's a lovely house in a wonderful community, with the kind of high street (two if you include Henleaze Road) that rarely exists these days - and it's on the doorstep of the Downs and Redland Green, and walkable to the centre.

I can't imagine anywhere better to live and grow up in Bristol and I wish whoever buys it every joy."

Ground Floor

The first reception is a pleasing, bay-fronted room offering classic proportions and retaining original, ornate cornicing, the ceiling rose, picture rails and architrave. A fireplace provides a focal point to the room, and there is also access to a handy storage cupboard.

The second reception benefits from a south-westerly aspect, ensuring plentiful natural light through the day, and offers direct access to the rear garden through double doors.

From the second reception room is access to the kitchen. Fitted with a range of matching base units, integrated gas hob, electric oven, grill and stainless steel sink with drainer found in the utility area. There is also fitted shelving, space for a fridge/freezer and a window overlooking the side courtyard.

First Floor

Both bedrooms are very comfortable double rooms featuring built-in wardrobes, picture rails and sash windows, with bedroom two boasting attractive exposed floorboards. Sat adjacent to bedroom 1 is a WC - note that many houses on the road have converted the WC to an en suite or bathroom.

To the rear is the bathroom, comprised of a bath, basin with vanity unit and airing cupboard.

The landing benefits from a large skylight, providing plenty of natural through the day. This in tandem with the central nature of the staircase adds to a feeling of space that is replicated in the ground floor hallway.



Externally

A low maintenance front garden features two mature shrubs and dwarf walls to the boundaries, with a paved path leading to the front door. The property offers a particularly pleasing, pretty façade, retaining attractive lime stonework and joinery typical of the era.

The rear garden is south-westerly facing, ensuring a sunny aspect through the day and into the evening. The garden is mainly laid with patio slabs, with a small lawned area and flower border to the rear boundary.

Location

Amongst Bristol's most desirable areas to live, Westbury Park is a most charming residential neighbourhood. Bordering the Downs, it is known for its blend of Victorian, Edwardian and 1930s properties and family-friendly atmosphere.

Coldharbour Road and North View offer an array of highly regarded shops, cafes, restaurants and other independent business including L'affinage Du Fromage, Little French and Lavender.

Green spaces on its doorstep include Redland Green and the expansive Downs, making it a popular spot for many.

In terms of schooling, Westbury Park Primary School and Redland Green Secondary School are very well regarded, with many families moving to the area specifically to be in the catchment areas.

Schools

Westbury Park School - Distance: 0.16 miles

Badminton School - Distance: 0.5 miles

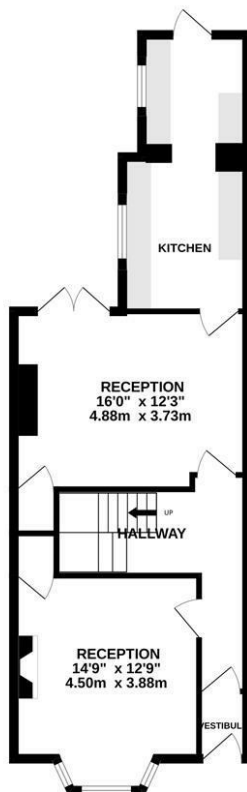
Henleaze Junior School - Distance: 0.53 miles

Elmlea Junior School - Distance: 0.56 miles

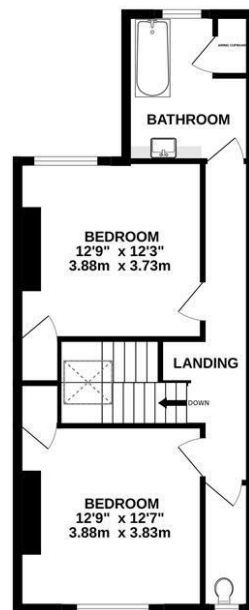
Redland Green School - Distance: 0.59 miles



GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.4 sq.m.) approx.



28 BERKELEY ROAD

TOTAL FLOOR AREA : 1203 sq.ft. (111.7 sq.m.) approx.

While 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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- A charming two-bedroom Victorian house on a popular road
- Two reception rooms, separate kitchen
- Redland Green School APR
- An array of original features retained
- In need of modernising
- Close to the Downs and North View High Street
- South-facing garden
- Offered with no onward chain

Guide Price: £500,000

Tenure: Freehold

Council Tax Band: D

EPC Rating:

Local Authority: Bristol City Council

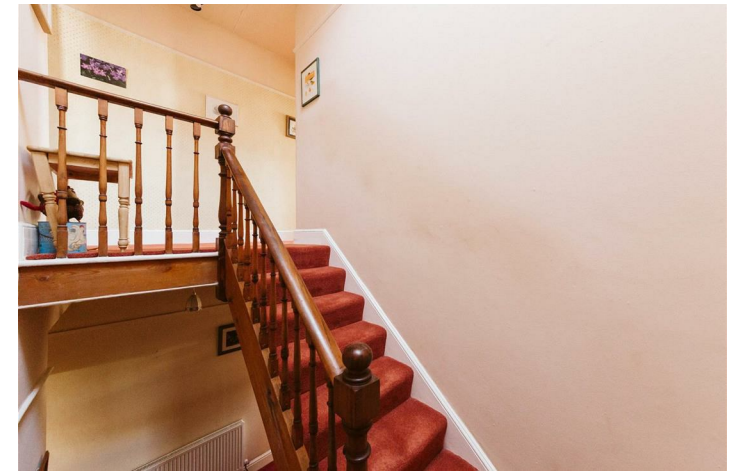
Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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