



**GATE** 金門  
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**HENLEAZE LOCAL** OFF LICENCE CONVENIENCE STORE

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CRISPS & SNACKS  
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VAPES  
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NICOTINE POUCHES  
BEER & WINE  
SMOKING ACCESSORIES

168a Henleaze Road, Henleaze, Bristol, BS9 4NE

GUIDE PRICE £299,000

**GOODCHILD**  
ESTATE AGENTS

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**GUIDE PRICE £299,000**

## PROPERTY OVERVIEW

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This beautifully refurbished four-bedroom maisonette features brand new windows throughout, a recently upgraded bathroom suite, and a private terrace. Ideally located just off the vibrant Henleaze High Street, the property is within easy reach of an array of shops, cafés, and restaurants.

Accessed via its own private entrance on the first floor of a wider period building, the property opens into a stylish, fully fitted kitchen and breakfast room, complete with a breakfast bar and integrated appliances. Light and airy, the kitchen boasts a large window and neutral, modern décor.

Leading off the kitchen, the hallway provides access to two further rooms: a generously sized, dual-aspect lounge/diner to the front, and a double bedroom offering built-in storage. A large storage cupboard is also located on this level.

Ascending to the second floor, there are three additional bedrooms—two spacious doubles and a well-sized single—alongside the family bathroom, fitted with a sleek modern suite including a walk-in shower. As with the rest of the home, the upper floor is finished to a high decorative standard. Externally, the private terrace enjoys a sunny aspect for much of the day and offers a lovely outlook over the adjacent gardens.

We are informed the property could achieve up to £2,400 per calendar month if rented. Early viewing is highly recommended to appreciate all this superb home has to offer.

### Local Schools

St Ursula's E-ACT Academy – approx. 0.3 km

Henleaze Infant School – approx. 0.4 km

Henleaze Junior School – approx. 0.4 km

Redland Green School – approx. 1.5 km

### Location

Situated on Henleaze Road, this property benefits from excellent access to the amenities of Henleaze High Street and nearby Westbury-on-Trym. The area offers a wide range of facilities including independent coffee shops, a Waitrose supermarket, a cinema, organic stores, and traditional butchers and fishmongers.

Highly regarded primary and secondary schools are close by, and public transport links provide easy connections to Whiteladies Road, Gloucester Road, and Bristol City Centre. The open spaces of Durdham Downs are within walking distance, making this a highly sought-after location for families.

### Lease Information:

Tenure: Leasehold (approx. 994 years remaining; 20% contribution to management and insurance costs, currently £100 per annum).

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## KEY DETAILS

- An Immaculately Presented & Renovated Maisonette
- 4 Bedrooms
- Private Terrace
- Situated on Henleaze High Street

Guide Price: £299,000

Tenure: Leasehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

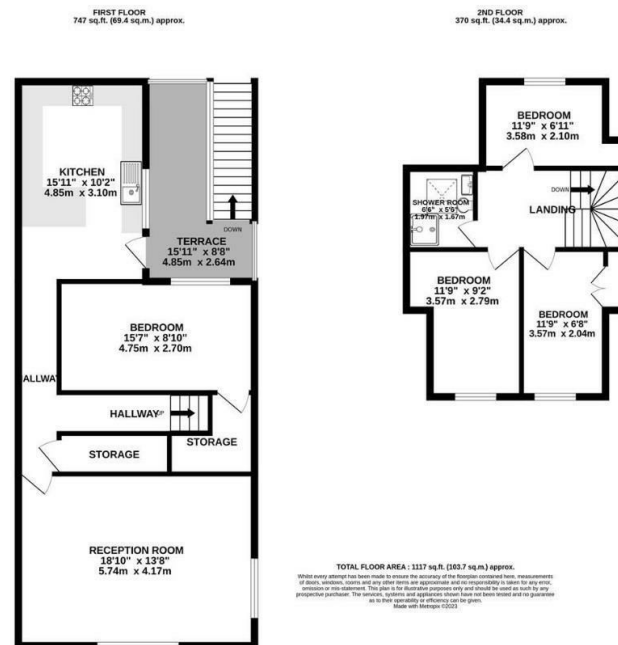
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Viewing: By appointment only

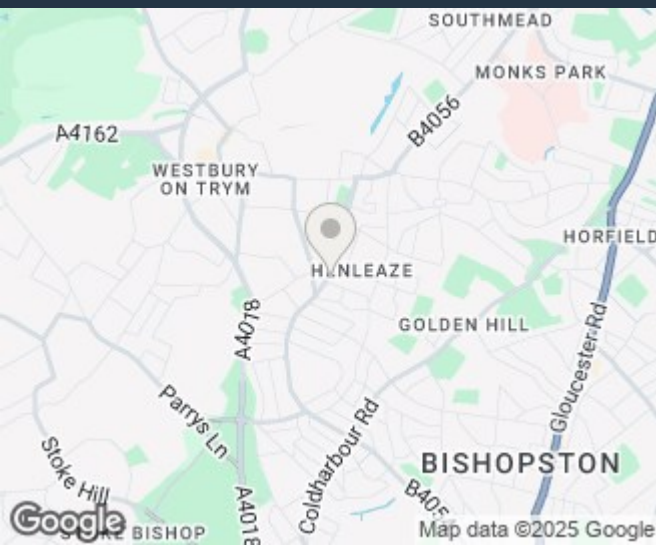


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**Important Notice:**

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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