



55 Westbury Lane, Bristol, BS9 2PS

GUIDE PRICE £500,000

GOODCHILD
ESTATE AGENTS

goodchild.co.uk



55 Westbury Lane, Bristol, BS9 2PS

GUIDE PRICE £500,000

PROPERTY OVERVIEW

An immaculately presented 3-bedroom end of terrace brick-built home that has undergone a scheme of renovation and extension by the current owner circa (2019).

Located in the ever-popular location of Coombe Dingle, the property offers great living space to the ground floor, 3 double bedrooms, family bathroom, off-street parking for two vehicles and a beautiful Southerly facing rear garden. The house is perfectly positioned for access to Blaise Estate with its enjoyable walks and open green spaces.

On the ground floor you access to the side of the property into a welcoming hallway with tiled floor, understairs cupboards, stairs to first floor and doors to kitchen/breakfast room and to the living/dining room. The living/dining space has a comfortable feel with windows across the front flooding the room with natural light, exposed floorboards and a log burner. The modern kitchen/ breakfast room is to the rear with French doors opening out onto the patio and garden. A cloakroom extension has been added to the kitchen/breakfast room.

To the first floor, the landing provides access to the bedrooms, bathroom, window to side and accessible loft hatch. Bedroom 1 is to the front of the property with windows overlooking the driveway, with a built-in double wardrobe and a wall mounted TV point. Bedroom 2 is to the rear overlooking the garden. Bedroom 3 is to the front with view over the driveway. The contemporary bathroom has a window to the side, roll top bath with shower screen, rain shower and a handheld shower, low level WC, wash hand basin, heated towel rail, extractor fan, tiled flooring and is partly tiled around the bath and shower.

To the front, there is brick paved off-street parking for two cars, a lawned area and borders of hedge. To the rear of the property is a beautiful South facing rear garden that is extremely well kept. The garden is laid mainly to lawn, with a large patio area as well as side access and shed. For those who enjoy being outside and enjoy a lovely orientation, this would certainly suit them.

A fantastic property that is ready to move straight into. Viewing highly recommended to avoid disappointment.

Location

Westbury Lane is a much sought-after road in Coombe Dingle that connects with the Blaise Estate with its wonderful walks and depth of history. Furthermore, there are other areas to explore such as Kingsweston House and Shirehampton Golf Course which forms part of the National Trust and offers lovely walks. In terms of amenities there are shops on Westbury Lane for convenience and the Red Bus Nursery, there is also easy access to nearby Westbury Village and convenient access to Cribbs Causeway. Local transport and motorway links are extremely good as well as being within easy reach of Sea Mills Train Station that connects with Temple Meads and the Park and Ride which continues along the A4 into the City Centre.

KEY DETAILS

- An Immaculate Semi-Detached Property
- 3 Bedrooms
- Off-Street Parking For Several Cars
- South Facing Rear Garden

Guide Price: £500,000

Tenure: Freehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Chain

EPC: C

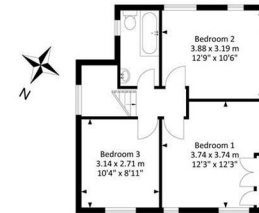
Viewing: By appointment only



55 Westbury Lane, Bristol, BS9 2PS

GUIDE PRICE £500,000

55 Westbury Lane, Bristol, BS92PS
Approx. Area 956.70 Sq.Ft - 88.90 Sq.M



First Floor



Ground Floor

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.



0117 454 7054 | hello@goodchild.co.uk | goodchild.co.uk

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.



0117 454 7054

hello@goodchild.co.uk

goodchild.co.uk

