



30 Greenacres, Rayleigh Road, Westbury on Trym, Bristol, BS9 2AX

**GUIDE PRICE £280,000**

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## PROPERTY OVERVIEW

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Situated on the second floor, the apartment features a generous living/diner with views of the gardens and a door leading to a south/west-facing balcony. The stylish kitchen, installed in 2019, boasts solid wooden worktops and opens into the living room/diner.

The light and bright accommodation includes two double bedrooms with fitted wardrobes and pleasant views, as well as a bathroom and ample storage options.

Additional benefits include a private garage (No. 30), residents parking and access to a secluded garden equipped with washing lines and a seating area.

### Location

Westbury On Trym is amongst the most sought-after locations in the city, offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park. There are excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary School, Stoke Bishop C of E Primary, Badminton and easy access to the city centre, Sea Mills Train Station and the regions M4/M5 motorway network.



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## KEY DETAILS

- A Spacious Second Floor Apartment
- 2 Double Bedrooms
- Living/Dining Area
- Garage

Guide Price: £280,000

Tenure: Leasehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: E

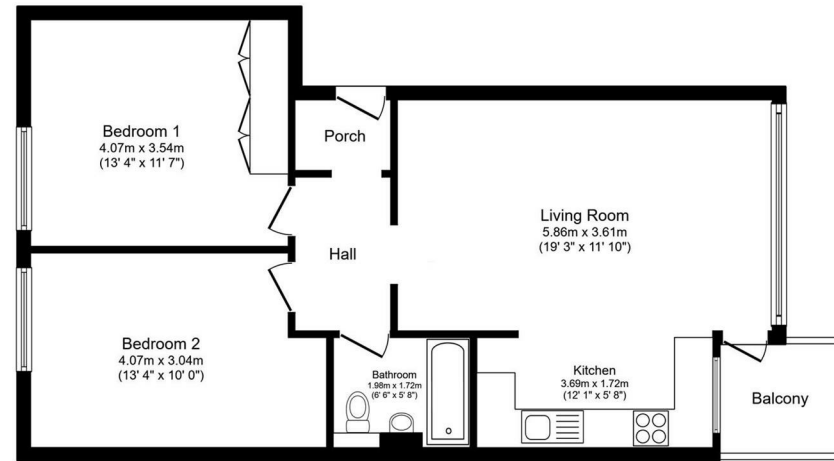
Viewing: By appointment only



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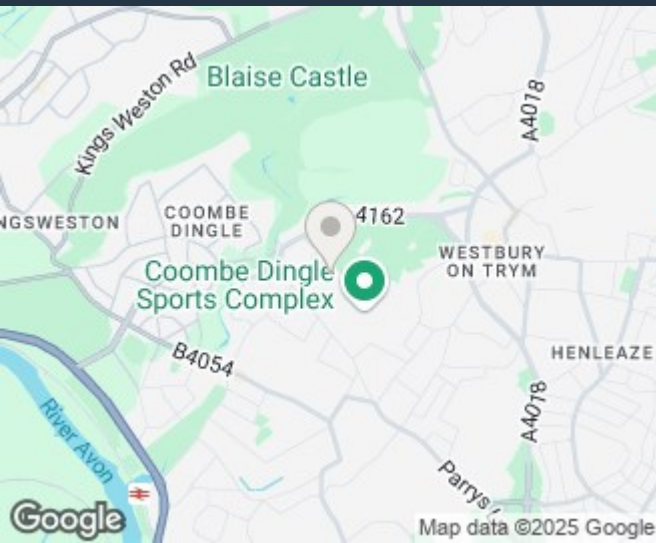
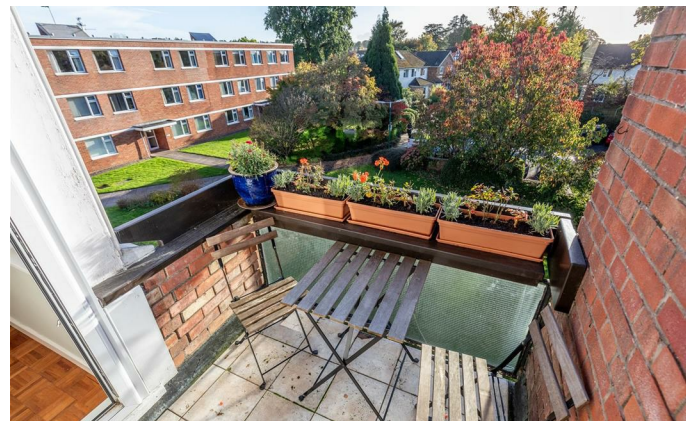
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TOTAL: 66.3 m<sup>2</sup> (713 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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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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