



10 Boston Road, Horfield, Bristol, BS7 0HB

GUIDE PRICE £435,000



GOODCHILD
ESTATE AGENTS

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PROPERTY OVERVIEW

An attractive and spacious Victorian home occupying a prominent corner position on a popular road in Horfield with the incredibly rare advantage of a garage.

This versatile home is one of the largest due to its corner plot and benefits from a central entrance which leads to two spacious reception rooms. The modern kitchen has been finished to a high standard and allows access to the cloakroom and utility lobby which opens to an enclosed South facing courtyard garden.

On the first floor is an exceptionally large main bedroom that spans the entire front of the property. There is a further large second bedroom that was previously two separate rooms which has been opened up by the current owner, plus a spacious bathroom to the rear.

Outside

To the rear of the property is an enclosed, low maintenance rear garden that leads onto the garage.

Location

Boston Road is a quiet residential road in the heart of Horfield and a few minutes from Horfield Common, with lots of open space to enjoy, relax or exercise. Bars, family pubs, and restaurants are abundant in this area. All within walking distance are The Inn on The Green, The Crafty Cow and The Gloucester Old Spot. Several highly regarded eateries are also nearby such as Sabo Brasileiro, Lona and Horfield Fish Bar. Many families have been drawn to the area for its highly rated schools: Filton Avenue, Horfield and Ashley Down Road.

Some of Bristol's largest employers are close by including Rolls Royce, the MOD and Airbus and commuting to work from here is easy by car or bus using public transport. Buses run frequently along Gloucester Road to all major areas of Bristol, the City Centre, North Bristol, Cribbs Causeway and Bristol Parkway Station.

Sports fans have a vast selection of events nearby at the Gloucestershire County Cricket Ground which hosts county and international cricket and the Memorial Stadium which is home to Bristol Rovers. Horfield Leisure Centre, Clifton Downs, and Blaise Castle Estate are regularly used by fitness enthusiasts and dog-walkers alike.

KEY DETAILS

- An Attractive & Spacious End of Terrace Property
- 2 Large Bedrooms
- Garage
- Courtyard Garden
- No Onward Chain

Guide Price: £435,000

Tenure: Freehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

D

By appointment only



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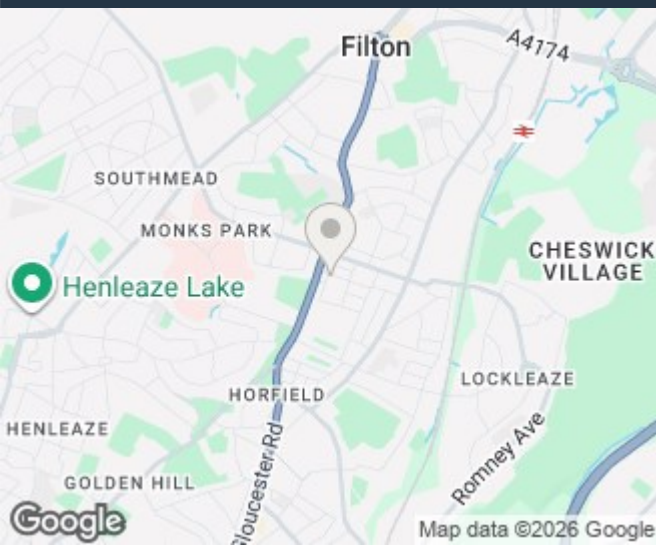


TOTAL: 110.6 m² (1,191 sq.ft.)

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