



13 Ullswater Road, Southmead, Bristol, BS10 6DQ

GUIDE PRICE £450,000

 **GOODCHILD**
ESTATE AGENTS

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PROPERTY OVERVIEW

A simply stunning and spacious (approx. 1282.72 Sq. Ft.), 3 bedroom, 2 reception, 2 bathroom, end of terrace family house that has been completely renovated and extended by the current owners to a breath taking standard.

The tasteful and modern accommodation is arranged over two floors and offers well-proportioned rooms that give the house a well-balanced feel. The ground floor has been thoughtfully extended to the rear creating a large fully fitted kitchen/dining/living room that opens onto the beautifully landscaped gardens. In addition, there is a sitting room, utility room and downstairs shower room.

Upstairs there are three bedrooms, all with built in cupboards or wardrobes and a generous modern bathroom with shower and separate bath.

Externally, there is a modern home office/studio that has a variety of uses. The private rear garden offers a calm environment to sit and relax and is an ideal spot for firing up the BBQ with family and friends. There are separate lawn areas, well planted potting beds and raised bed, a brick laid seating area with timber 'pergola', porcelain tiled patio and path and to the side useful secure area. There is also a spacious storage shed.

To the front of the property there is ample parking for several cars, along with a lawn and mature planted area.

Ullswater Road is situated in close proximity to major employers such as Southmead hospital, Airbus and the MoD. Westbury High Street is also within a relatively short walk where there are a number of independent bars & cafés as well as local shops & amenities. This side of Bristol also offers residents access to the countryside of South Gloucestershire as well as the M4 and M5 motorways.

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KEY DETAILS

- A Stunning & Spacious (approx. 1282.72 Sq. Ft) End of Terrace Property
- Completely Renovated and Extended By The Current Owners
- 3 Bedrooms
- Large Kitchen/Living/Dining Area
- Landscaped Rear Garden
- Off Street Parking

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Tenure: Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

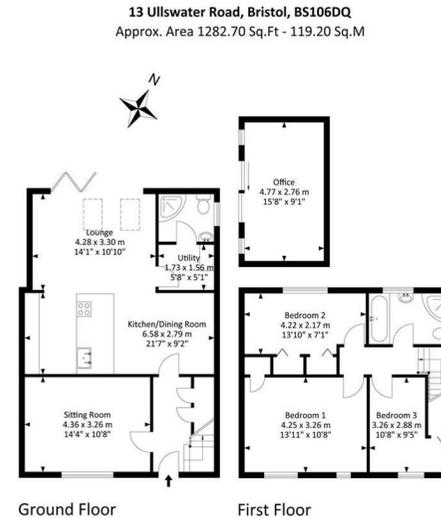
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Viewing: By appointment only

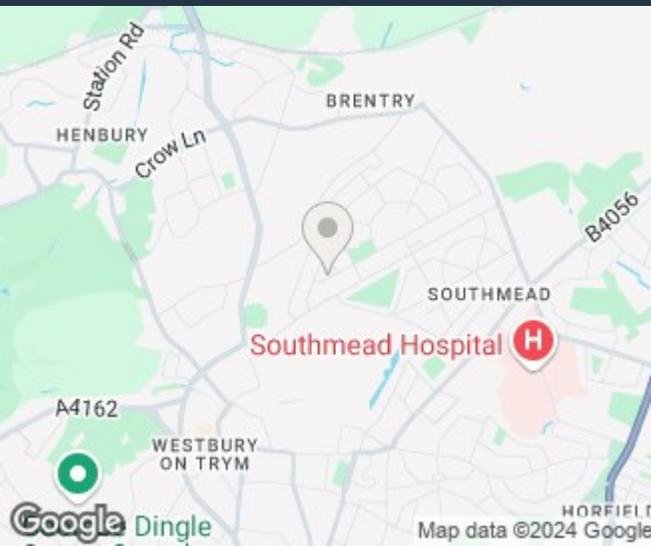


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For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



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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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