



Westbury on Trym | Guide Price £785,000

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## 46 Abbey Road, Westbury on Trym, Bristol, BS9 3QW

- 4 Bedroom 1930s Semi
- Circa 100ft. Rear Garden
- 580m From Elmlea Infants School
- Garage & Off Street Parking
- Close To Shops & Amenities
- Sold with No Onward Chain

Bay-fronted 1930s 4-bedroom semi-detached house with circa 100ft. south-easterly facing rear garden on desirable side road within 580m of Elmlea Infants' School.

Set on highly desirable Abbey Road within a few minutes' walk of local parks, shops, cafés, pubs, restaurants, and other local amenities, this attractive home offers a wonderful opportunity to move into this popular family-orientated area. The house offers scope for further extension to the rear as well as an opportunity to update to the incoming owners' specifications creating a long-term family home.

Approached via the front garden and drive to an enclosed entrance porch. Welcoming hallway with original stained and leaded glass windows, under stairs cloakroom. To the front is a traditional sitting room with a box bay window and a closed fireplace. To the rear the dining/family room has French doors opening onto the rear patio and garden. Adjacent is the kitchen which features a range of modern wall and base units with some built-in appliances. Windows to the side and rear aspects with door to the rear garden.







Upstairs the first floor provides a traditional layout for this 1930s semi-detached home, with 3 bedrooms and a family bathroom with white suite incorporating a shower over the bath. Two of the bedrooms are large doubles with built-in wardrobes, and the 3rd a child's single room or study. The 4th bedroom is provided courtesy of a loft conversion and has a dormer window to the rear and access into the eves loft storage spaces.

The rear garden is circa 100ft. long, level, and has a south-easterly aspect. Fences mark the boundaries with several maturing trees adding depth. Mainly laid to lawn there is an older style greenhouse and single garage at the rear left corner of the house accessed via the drive to the side of the property.

This house is offered with no onward chain for a straightforward transaction.



Energy Performance Certificate Rating D

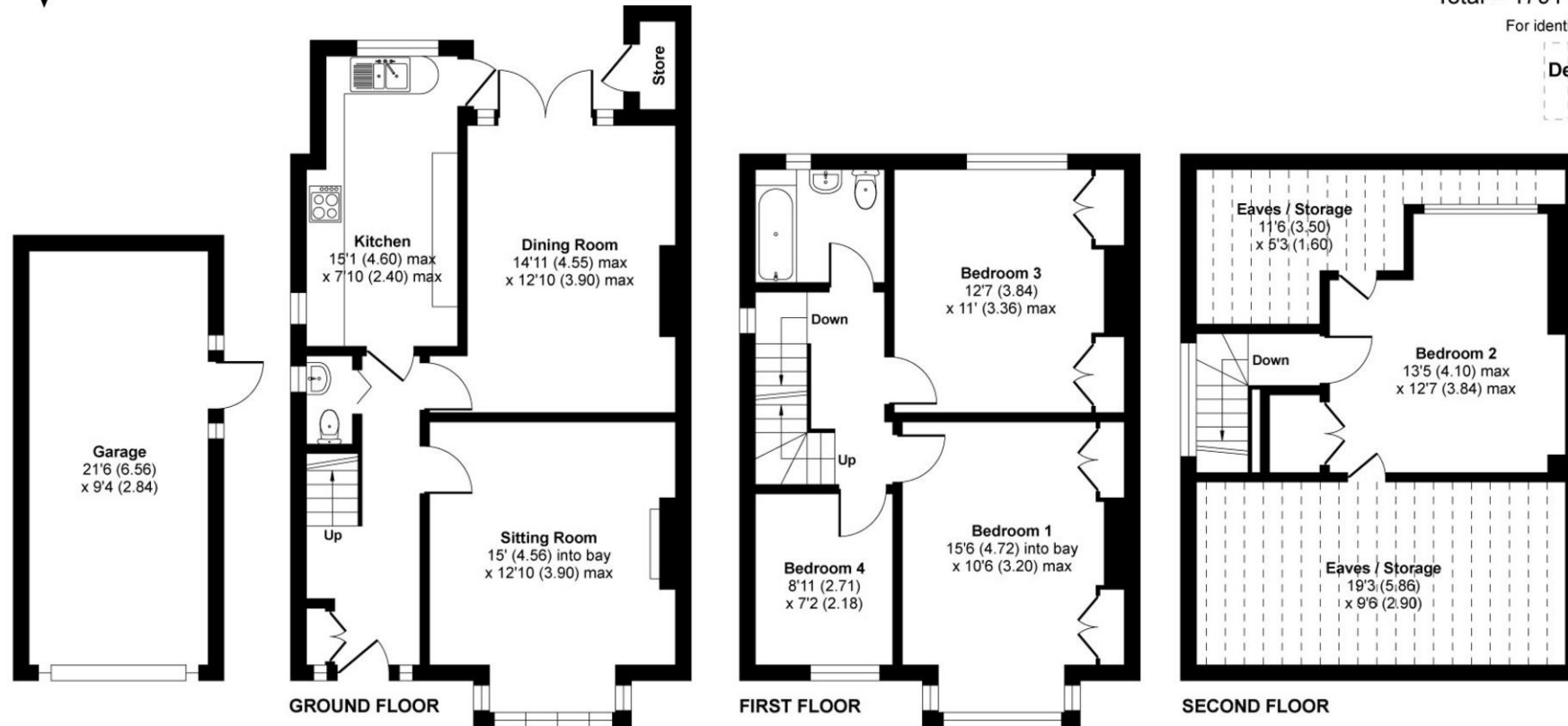


# Abbey Road, Bristol, BS9

Approximate Area = 1287 sq ft / 119.5 sq m  
 Limited Use Area(s) = 294 sq ft / 27.3 sq m  
 Garage = 201 sq ft / 18.6 sq m  
 Outbuilding = 9 sq ft / 0.8 sq m  
 Total = 1791 sq ft / 166.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1120563



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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