



Southdown Road | Guide Price £600,000

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21 Southdown Road, Westbury-on-Trym
Bristol, BS9 3NJ

- Three Bedroom 1950's Semi
- First Ever Time To Market
- Clean & Tidy Throughout
- Opportunity To Update & Extend
- No Onward Chain

A good size (C1100sq./ft.) 1950s built three bedroom semi detached house that has been in the same ownership since new. Whilst clean and tidy the house represents an opportunity to modernize and also significantly extend as many neighbours have. Perhaps a fourth bedroom in the loft and rear extension.

The house is in a lovely location on a quiet side road of similar family homes and with circa 55 ft south facing rear garden plus off street parking. Westbury village with its wide selection of cafes, restaurants, shops and other civic amenities is within 5-10 minute walk as is the highly regarded Westbury Church of England Primary School at less than 600m for admission purposes. Bristol Free School is also within convenient walking distance.

The house sits behind an attractive front garden with area of lawn and drive leading past the side of the house. A front porch opens into a hall with stairs rising to the upper floor and under stairs cupboard. The sitting room to the front has bay window and fireplace and wide opening through to the dining room, which has patio doors onto the rear garden.





Adjacent sits the kitchen with simple range of wall and base units as well as free standing cooker. A door opens into a rear porch which in turn opens into the rear garden.

Upstairs there are three bedrooms and a family bathroom. The main bedroom to the front has a lovely bay window and built-in wardrobes. The bath has been replaced with a large walk in shower unit with the toilet sitting in a cloakroom next to the bathroom. The property benefits from UPVc double glazed windows and gas fired central heating.

The garden to the rear is gently sloping away from the house and has been divided into two areas of lawn separated by a border. A patio area sits next to the rear of the house. The boundaries are marked by wooden fences. With favourable southerly aspect and tree lined outlook it is a very pleasant place. The house is sold with no onward chain.



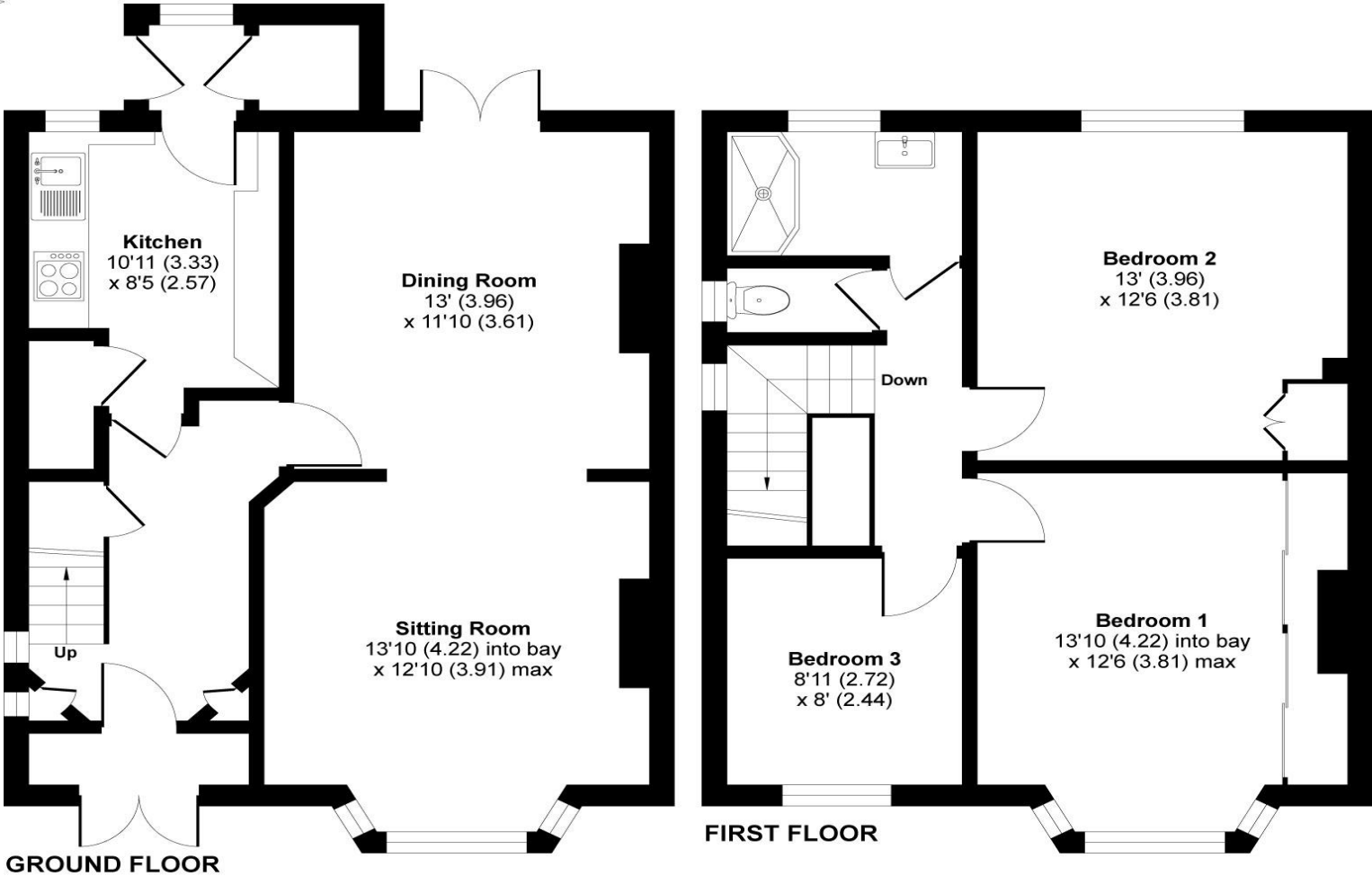
Energy Performance Certificate
Rating C



Southdown Road, Bristol, BS9

Approximate Area = 1107 sq ft / 102.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2024. Produced for Leese & Nagle. REF: 1107708



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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