



Westbury On Trym

Guide Price £775,000

leese & nagle 



# 116 Abbey Road, Westbury On Trym, Bristol, BS9 3QX

- 4 Bedrooms
- Semi Detached
- Beautifully Presented
- Close to Canford Park
- South Facing Garden
- Off Street Parking

A fantastic 4 bedroom semi-detached 1930's family home that is well presented and has wonderful lifestyle elements to enjoy. In brief the property offers lounge, open plan kitchen/diner, utility area, 4 bedrooms (one with en-suite), family bathroom, off street parking, front garden and a south facing rear garden. Being so close to Canford Park, the local schools and shops, this property is sure to be popular with the family market.

The property is accessed to the front into a useful porch and then into the welcoming entrance hall that gives passage to the reception rooms, utility room, stairwell to the first floor, understairs cupboard and has a hard wearing engineered oak flooring. The lounge is to the front with bay window, decorative fireplace with surround, coving, picture rail, ceiling rose and double doors that open to the rear. The kitchen/diner is open plan across the back of the house and is a great space for day to day living as well as entertaining. The kitchen offers a range of wall and base units, granite worktop and stand, stainless steel sink, a range of integrated appliances including; induction hob and stainless steel cooker hood, oven and microwave combi oven, fridge/freezer plus additional low level day fridge, window to rear and skylight. The dining area benefits bi-fold doors to level rear garden, electric awning, a decorative fireplace with surround, coving and the kitchen/diner has engineered oak flooring. The final area to the ground floor is the impressive utility area that has window to side and front, wall and base units, worktop, stainless steel sink/drain, plumbing for washing machine and space for tumble dryer and laminate floor. Off the utility room is the downstairs WC.







To the first floor the landing provides access to the bedrooms, family bathroom and loft access with drop down ladder. The bedrooms are all well-proportioned with one of the bedrooms benefitting a shower en-suite with shower cubicle, low level WC, wash hand basin and obscured window to rear. The family bathroom offers space and light with obscured window to side and rear, bath, walk in shower cubicle, low level WC, wash hand basin with vanity unit.

Outside, there is a large frontage with wooden gates that give privacy if wanted but also useable space for families to enjoy. This benefits the afternoon/evening sun. There is also a shed and block paving that allows parking for several cars.

To the rear, is a garden that is south in its orientation to enjoy the daytime sun, when out. The garden is enclosed with a patio off the house that provides a lovely lifestyle aspect for al-fresco dining. Following this, there is then an area laid to lawn.

A wonderful family home that is sure to be popular. Viewing highly recommended to avoid disappointment.

**Important Information:**

This information should be checked by your adviser.

Tenure: It is understood that the property is leasehold for the remainder of a 999 years from 29th September 1929, therefore, there are circa 904 years remaining.

Ground Rent is currently £7.50 per annum, payable to Brunel Care



Council Tax Band E

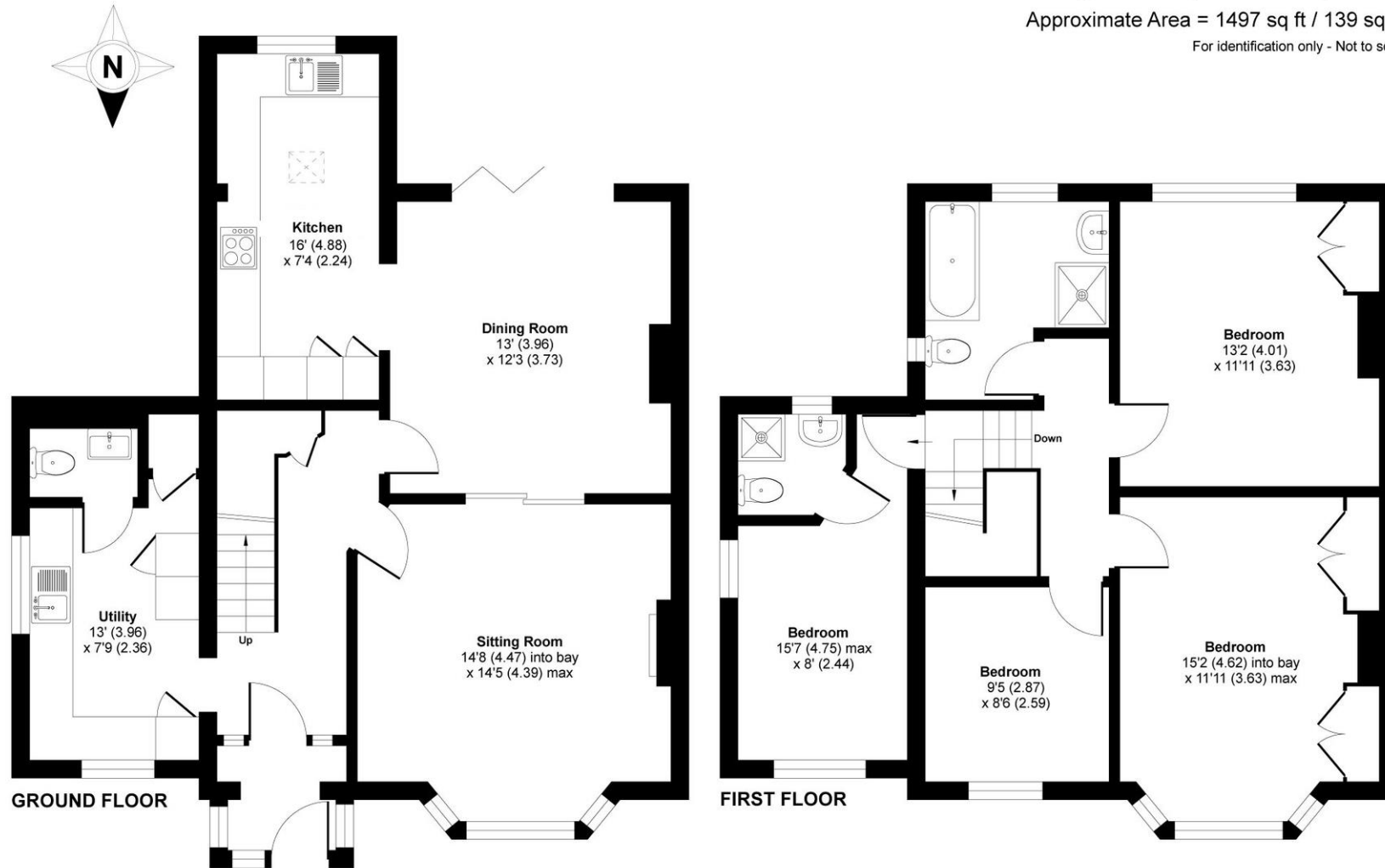
Energy Performance Certificate  
Rating C



# Abbey Road, Bristol, BS9

Approximate Area = 1497 sq ft / 139 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/checom 2024. Produced for Leese & Nagle. REF: 1076460



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.



**Westbury-on-Trym Office**  
125 Stoke Lane,  
Westbury-on-Trym,  
Bristol, BS9 3RW  
T 0117 962 2299  
wot@leeseandnagle.co.uk  
leeseandnagle.co.uk