



Comb Paddock

Guide Price £375,000

leese & nagle 



# 20 Comb Paddock, Henleaze, Bristol, BS9 4UG

- 3 Bedrooms
- End of Terrace
- Well Presented
- Lovely Rear Garden
- Proximity to Westbury Village and Henleaze Road

A fantastic 3-bedroom end of terrace home that has been well kept and loved. The property offers great living spaces, 3 bedrooms, modern bathroom and level rear garden. Being equidistant to Westbury Village and Henleaze Road there is an abundance of amenities nearby as well as some lovely walks to be had such as at Badock's Wood. This type of home in such a location is sure to attract a range of buyers.

The property is accessed into an entrance hall that gives passage to the lounge, kitchen and the dining area, downstairs WC, useful utility cupboard (with power and plumbing for washing machine), as well as stairwell to the first floor. The lounge is to the rear with windows that look into the garden and is well decorated and carpeted. The kitchen area leads onto the dining area and has a lovely open plan feel. The kitchen has window to the side that overlooks the communal green space outside. There are a range of wall and base units, wooden worktop with a tiled splashback, stainless steel sink/drainer, space for cooker, plumbing for dishwasher, space for low level fridge, space for low level freezer, storage cupboard, as well as hard wearing wooden flooring that runs through the majority of the downstairs. To the rear is the dining area that has door and window onto the garden and patio area.







To the first floor, the landing gives access to the bedrooms and the bathroom. Bedroom 1 is to the rear with a view over the garden, is well decorated and is carpeted. Bedroom 2 is also a good double room with a view over the green communal space, is light and airy with a southerly aspect and is carpeted. Bedroom 3 is a good single room with window to front and is currently set up as a guest room/home office space. The bathroom is a modern suite comprising bath with shower over, low level WC, wash hand basin with vanity unit, extractor fan and obscured window to side.

Outside, to the front there is the path to the house and a low maintenance area laid to patio. Near the front door there is a useful store.

To the rear, there is level garden with an area laid to patio, lawn and stone chippings. There are various shrubs and trees and gate to the end of the garden. Again, there is a useful store.

A fantastic house that is ready to move straight into. Viewing highly recommended to avoid disappointment.



**Energy Performance Certificate  
Rating D**

Council Tax Band C





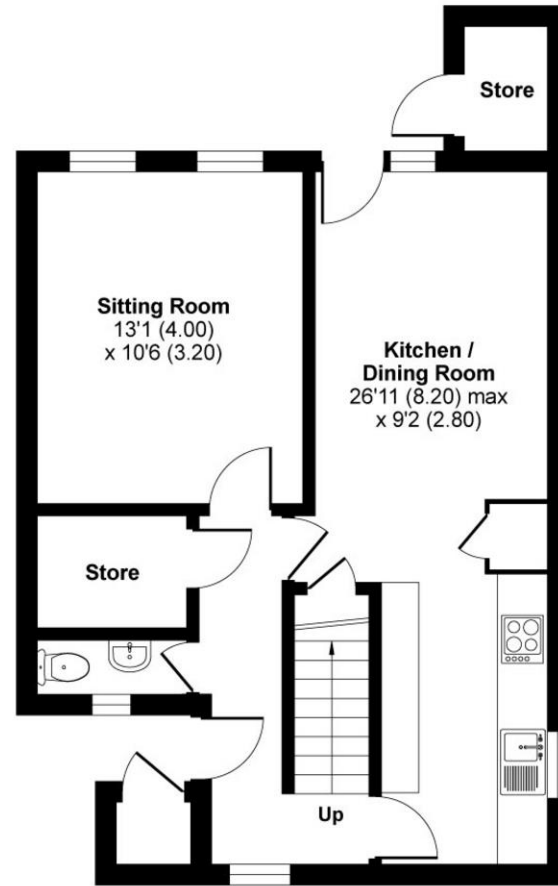
# Comb Paddock, Bristol, BS9

Approximate Area = 923 sq ft / 85.7 sq m

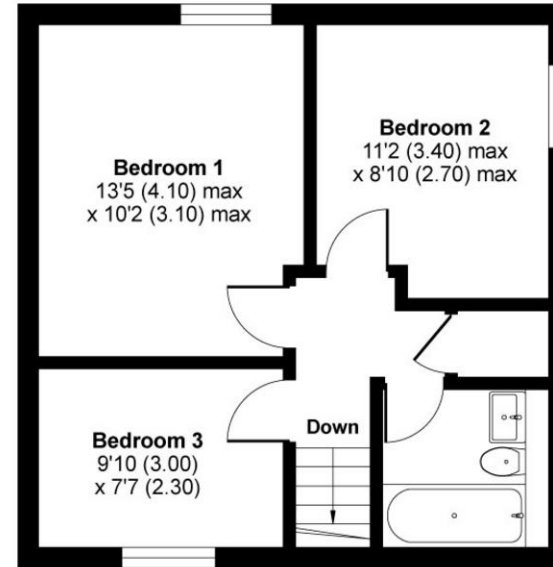
Outbuilding = 23 sq ft / 201 sq m

Total = 946 sq ft / 87.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1153631



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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