



588 SOUTHMEAD ROAD,
FILTON PARK, BS10 5NH

GOODMAN
& LILLEY



A GREAT OPPORTUNITY TO BUY AN EXCELLENT TERRACED HOME SITUATED IN A HIGHLY CONVENIENT LOCATION CLOSE TO SOUTHMEAD HOSPITAL, ROLLS ROYCE, M.O.D, AIRBUS AND 1.8 MILES FROM WESTBURY-ON-TRYM VILLAGE.

Summary

The accommodation is offered over two floors with an entrance porch to the main hallway and two reception rooms, a sitting room to the front of the house, and kitchen / dining room to the rear opening into a conservatory behind that opens out to the rear garden. On the first floor there are two double bedrooms and a bathroom. There is potential to split the generous front bedroom to convert the house to three bedrooms if required. The house has gardens to the front and rear and a detached garage, also at the rear accessed by a rear lane.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

The house is accessed via a glazed porch and entrance door leading into a hallway, which features stairs to the first-floor bedrooms and a door to the ground-floor rooms. To the front of the house is a generous sitting room, which opens into a spacious kitchen/dining room at the rear. The kitchen is fitted and offers space for a dining table. From here, a door leads to an additional room / conservatory extension that in turn provides access to the rear garden and the detached garage.

First Floor

On the first floor, there are two double bedrooms and a generously sized bathroom. The spacious main bedroom spans the full width of the house and, as seen in other homes on the street, could potentially be split to create a third bedroom.

Outside

The property benefits from both front and rear gardens. The front garden sets the house back from the road and features a gated pathway leading to the entrance porch. The rear garden includes a lawn area with established shrub borders and a pathway leading to a detached garage located at the back of the house.

Detached Rear Garage

Accessed via a rear lane with up and over door, windows and door to the rear garden.

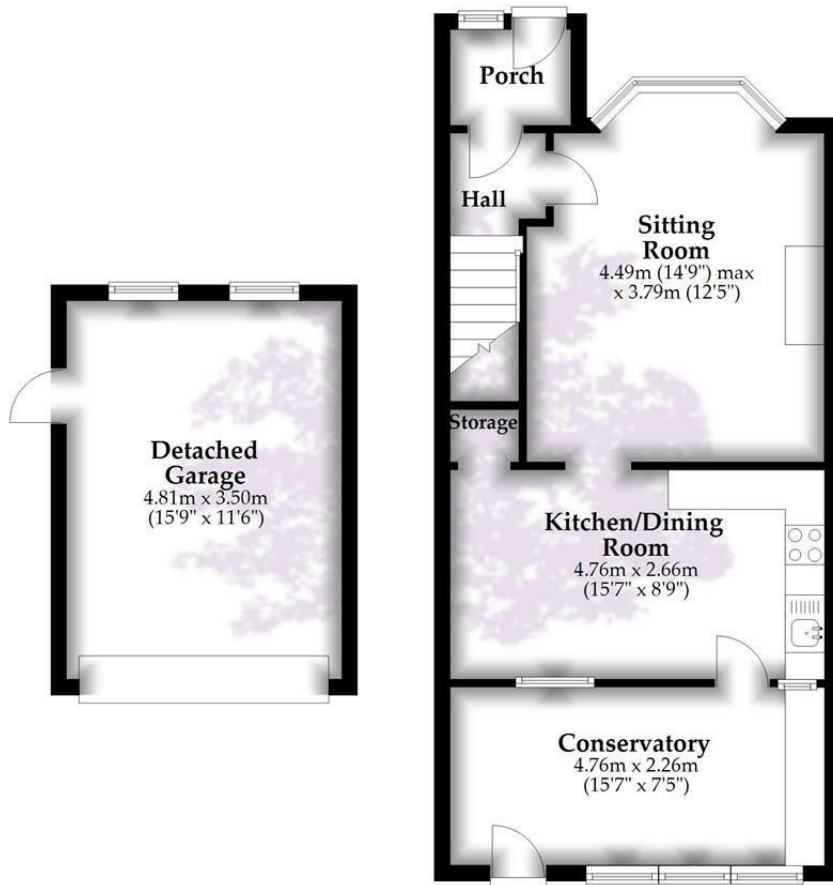
-
- Convenient Location
 - Two Double Bedrooms
 - Gardens
 - Close to Southmead Hospital / MOD
 - Detached Garaging
 - Call to View



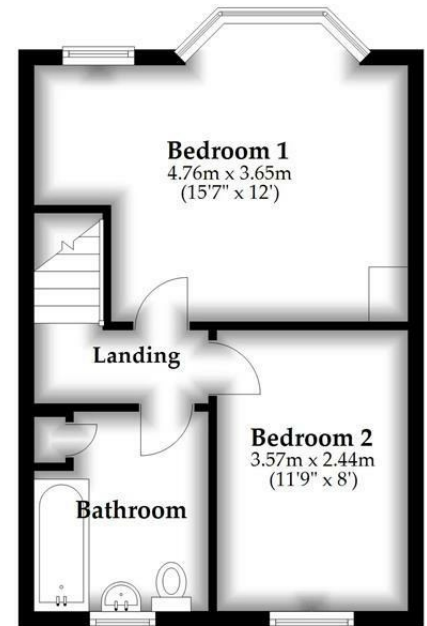
GUIDE PRICE £300,000



Ground Floor



First Floor



Total area: approx. 96.8 sq. metres (1042.1 sq. feet)

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.
Plan produced using PlanUp.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and/or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.