



9 MAYNARD CLOSE,
, BS13 0AR

GOODMAN
& LILLEY



A THREE BEDROOM TERRACE HOME WITH DRIVEWAY PARKING AND LARGE GARDENS SITUATED CLOSE TO LOCAL SCHOOLS, AMENITIES AND BUS ROUTES TO THE CITY CENTRE.

Location

Sought after and popular South Bristol location. Good local amenities and transport links with close proximity to local schools and large employers.

Accommodation

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

Ground Floor

Entrance Hall

Stairs to the first floor and doors to lounge and kitchen and living room. Understairs storage.

Living Room

A sizeable and tranquil space. Wooden effect flooring. Double glazed windows to the front of the building and double glazed French doors to the back garden patio area.

Utility Area

Kitchen units and space for large fridge freezer. Large amount of storage space. Double glazed window to front of the property.

Kitchen

Sizeable kitchen space with wall and floor units. Gas hobs with fashionable coloured splashback, inbuilt cooker and sink unit. Tiled flooring for style and practicality. Seamless flow into the utility area. Double glazed window behind sink for views to the garden and door leading to patio area.

First Floor

Landing

Doors leading to all three bedrooms and family bathroom. Double glazed window at top of the stairs providing light.

Master Bedroom

Good sized master bedroom. Double glazed window overlooking front aspect. Two inbuilt storage cupboards which include the recently installed new style combi boiler.

Bedroom Two

Large second bedroom. Double glazed windows to front aspect.

Bedroom Three

Generous third bedroom. Double glazed windows with views to the back garden. Inbuilt storage cupboard.

Family Bathroom

Recently modernised and stylish bathroom which includes WC, sink unit and large and fashionable walk in shower with mirrored screen door. Underfloor heating, heated towel rail and bluetooth mirror.

Outside Space

Front Drive

Low maintenance and well maintained front area with parking for two sizeable vehicles.

Rear Garden

Expansive and flat South facing rear garden, which can be accessed via the kitchen or the living room. Fenced for seclusion and privacy. Two patio areas for seating and entertaining and large and pleasant lawned area. Some mature trees provide a pleasant and desirable aesthetic with beds for additional planting.

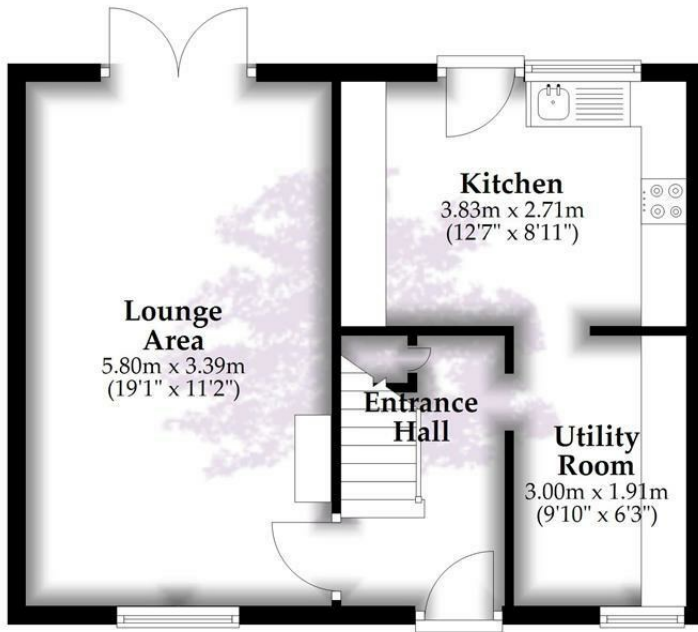
- Cul-de-Sac In BS13 location
- Large South Facing Garden Plot
- Good Transport Links
- Recently Modernised
- Close To Schools & Amenities
- Off Street Parking For Two Cars



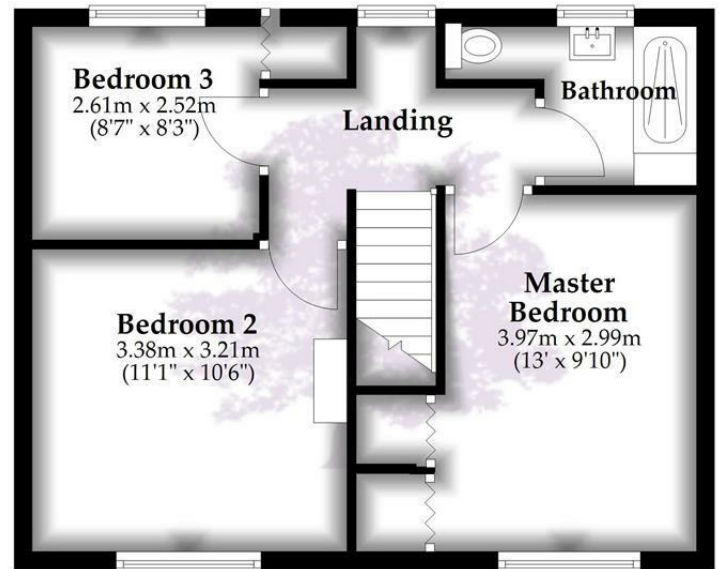
GUIDE PRICE £290,000



Ground Floor



First Floor



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.

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