



47 DORSET ROAD,
HENLEAZE, BS9 4BL

GOODMAN
& LILLEY



A WONDERFUL THREE BEDROOM TERRACED HOME SET IN AN EXCELLENT AND CONVENIENT POSITION ON THE HENLEAZE/WESTBURY-ON-TRYM BORDERS, ONLY A SHORT WALK FROM THE MANY LOCAL SHOPS, AMENITIES OF HENLEAZE HIGH STREET AND GREAT LOCAL SCHOOLING.

Summary

On approach there is a pathway leading to the entrance door opening into a welcoming entrance hallway with doors to WC/cloakroom, a fitted kitchen/breakfast room, 16ft sitting/dining room and staircase to the upper floor. On the first floor there are three good sized bedrooms and a modern bathroom. The property further benefits from double glazed windows, gas fired central heating, garage and a rear garden.

Accommodation

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

Ground Floor

Entrance

Via storm porch with storage and front door.

Entrance Hallway

Good sized with attractive wood block floor, stairs to first floor, door to garage and downstairs rooms.

Downstairs WC / Cloakroom

With wc and wash basin, window to the front.

Sitting Room

A generous main reception room with double glazed bi folding doors to the rear garden, feature upright radiator, attractive wood block floor.

Kitchen / Breakfast Room

A modern fitted kitchen/breakfast room with space for table, integrated cooking appliances, spaces for washing machine and dish washer, sink, work tops, tiled surrounds, fitted understairs cupboard, and a double glazed window to front aspect.

First Floor

Landing

With loft access and doors to all first floor rooms.

Bedroom One

Generous main bedroom with built in wardrobes, double glazed windows to front and radiator.

Bedroom Two

Generous second bedroom with built in wardrobes, double glazed windows to rear and radiator.

Bedroom Three

Double glazed window to rear aspect, radiator.

Bathroom

A modern fitted bathroom comprising bath with shower fitted over, low level WC and wash basin. Tiled walls and floor and double glazed window to the front.

Outside

Front Garden

An attractive front garden sets the house back from the road with pathway to the front door.

Rear Garden

A low maintenance rear garden with patio and decking areas, fully enclosed by fencing.

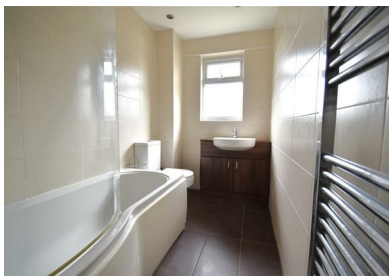
Garage

The property has the added benefit of a single garage in a nearby block.

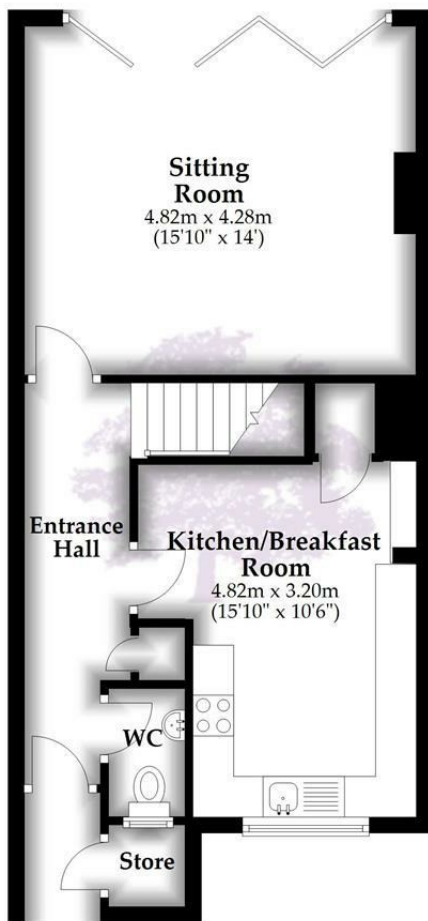
- Excellent and convenient position close to Henleaze High Street
 - Garage
 - Downstairs cloakroom / WC
- Three bedrooms / 16 ft sitting room
 - Kitchen / Breakfast Room
 - Front and rear gardens



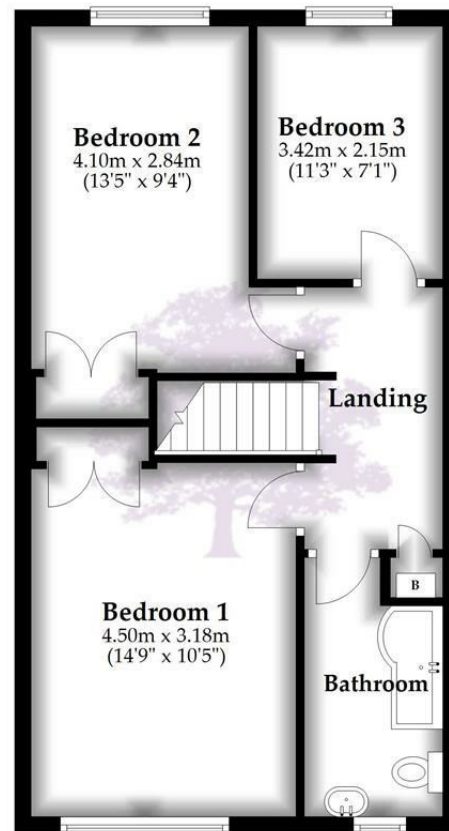
ASKING PRICE £475,000



Ground Floor



First Floor



Total area: approx. 95.0 sq. metres (1022.4 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.

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