



23 WALSINGHAM ROAD,  
ST ANDREWS, BS6 5BU

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GOODMAN  
& LILLEY













# 23 WALSINGHAM ROAD

## ST ANDREWS BS6 5BU

GUIDE PRICE  
£600,000

A deceptively spacious three bedroom 1950's family home enjoying a superb position approximately 100 yards from the highly popular St. Andrew's Park. The property offers light and bright accommodation over two floors, a detached double garage, gardens and has further potential to extend into the roof space should more space be required.

Viewing is highly recommended to fully appreciate all this wonderful home offers.

### Location

Walsingham Road is less than half a mile from the popular Gloucester Road, enjoying a wide array of amenity including independent shops and hostelrys.

The superb open space of St. Andrew's Park is nearby, approximately 100 yards. Dating back to the 1890's, the park has a great amount of green open space, a play area, pool and bowling green.

The Bristol County Ground is home to Gloucestershire County Cricket Club and often hosts one day internationals. There are a number of sporting clubs/facilities within proximity including gyms and tennis clubs.

Sefton Park Infant and Junior school is approximately 0.7km away and Montpelier High, Cotham School and Fairfield High School are all less than 1.5km away.

Montpelier train station provides access to Bristol Temple Meads, with regular services to London and nationwide.

### Accommodation

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

### Ground Floor

#### Entrance Hall

Accessed by the entrance door with stairs rising to the first floor tiled floor, door to the living rooms and opening into the kitchen.

### Sitting / Dining Room

A generous room having been open through by previous owners with fireplaces in both rooms a double glazed bay window to the front aspect and French doors to the rear garden. There is a log burning stove to the sitting room, radiators and picture rails.

### Kitchen

The fitted kitchen offers wall and base units, with work tops over, fitted sink, spaces and plumbing for a washing machine, dish washer and fridge / freezer, gas cooker with extractor hood over, tiled floor and surrounds, double glazed windows and door to the rear garden.

### First Floor

#### Landing

Double glazed window to the side, doors to:

#### Bedroom One

Double glazed bay window to the front aspect, radiator, picture rails.

#### Bedroom Two

Double glazed window over looking the rear garden, radiator and door to an en suite toilet.

#### En Suite WC

Fitted with a toilet and wash basin.

#### Bedroom Three

Double glazed window to the front of the house, radiator.

### Bathroom

A well fitted modern bathroom with three piece white suite comprising bath with shower over, wash basin and toilet, tiled surrounds, radiator and double glazed window to the rear.

### Outside

#### Gardens

he house has gardens to the front and rear the front being paved and leading to the front door and the rear comprising of lawn and patio areas, fully enclosed with garage and shed.

#### Detached Double Garage

To the rear of the house there is a detached double garage with up and over door, power and light, door to the garden.



- Superb Three Bedroom Home
- Close to Gloucester Road
- Highly Sought After Location
- Detached Double Garage
- Just off of St Andrews Park
- Gardens



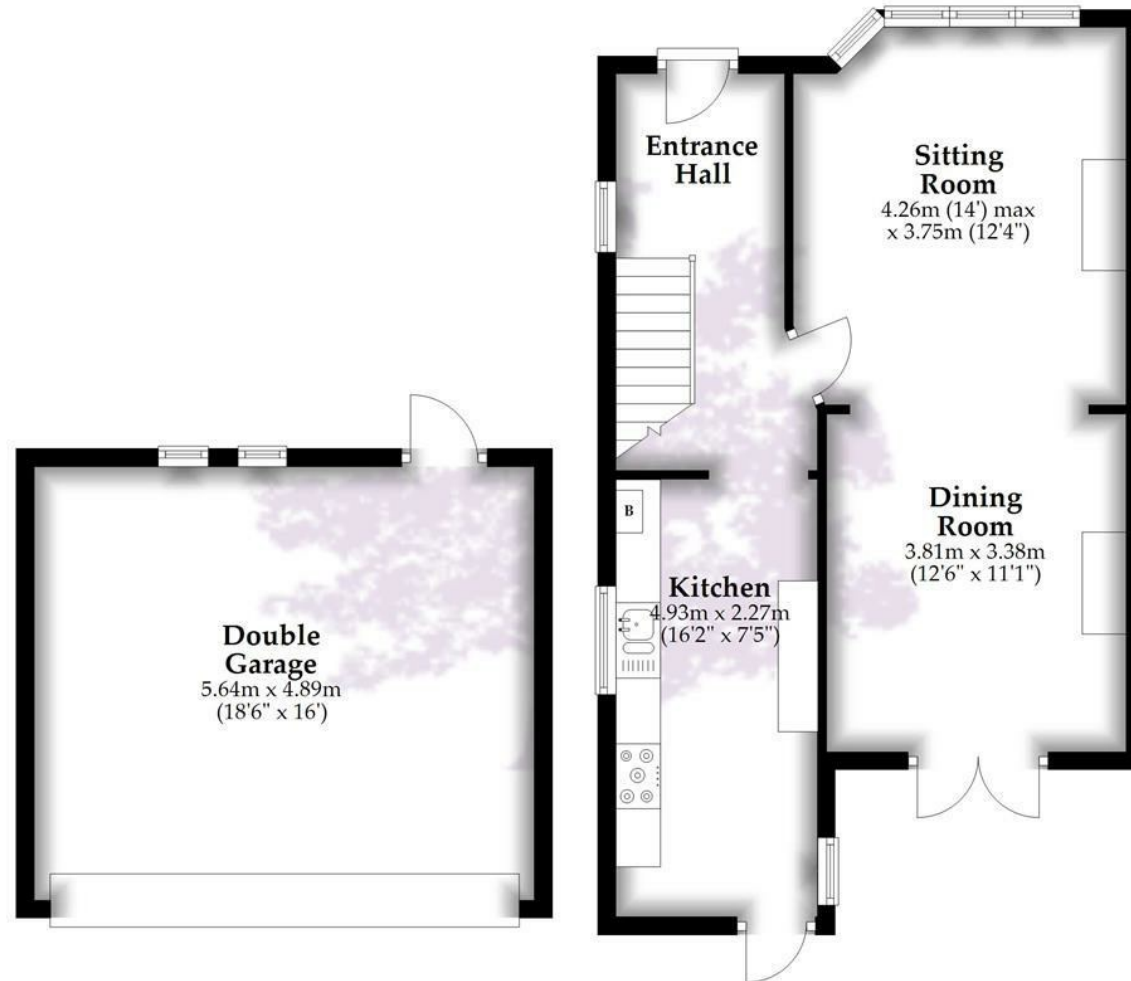




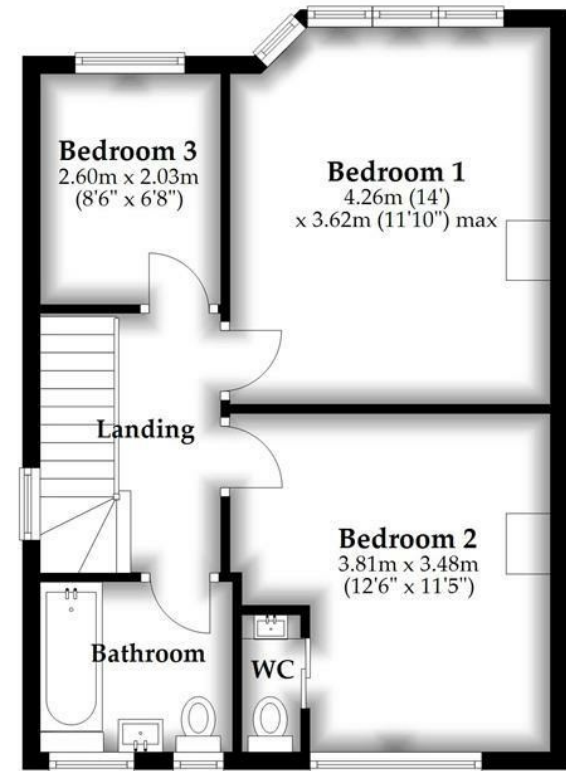
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## Ground Floor



## First Floor



Total area: approx. 122.8 sq. metres (1322.3 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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