



10 QUEEN VICTORIA ROAD,
WESTBURY PARK, BS6 7PD

GOODMAN
& LILLEY



A DELIGHTFUL TWO / THREE BEDROOM PERIOD HOME REQUIRING SOME WORK BUT RETAINING ITS PERIOD CHARM, SITUATED ON A POPULAR NO THROUGH ROAD JUST OFF OF DURDHAM DOWNS IN WESTBURY PARK.

Location

Westbury Park is a desirable neighbourhood bordering Durdham Downs with largely Victorian family houses catering for professional couples and growing families. Westbury Park Infant and Junior school enjoys a fine reputation and there are many local amenities. The house enjoys an enviable location in a popular no through road just off Durdham Downs and is also convenient to the excellent local shops on North View and Henleaze Road that includes Waitrose.

Accommodation

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

Ground Floor

Entrance Lobby

Entrance door providing access to the inner lobby and additional door to the ,main hallway.

Entrance Hallway

With stairs rising to the first floor and doors to the downstairs rooms.

Sitting Room

With double glazed bay window to the front, cornice to the ceiling and fireplace.

Dining Room

The hallway provides access into the dining room with a double glazed window to the rear and feature fireplace.

Kitchen

The kitchen has minimum fittings with a sink unit, shelved storage and base unit and tiled surrounds. Double glazed window to the side and door to the rear garden. Door to a downstairs wc.

Downstairs WC

Fitted with a toilet and wash basin.

First Floor

Landing

Split levelled landing with skylight and doors to: The first floor could be re arranged to provide three bedrooms and a bathroom.

Bedroom One

Two double glazed windows to the front aspect, feature fireplace.

Dressing Room / Bed Three

Having been used as a dressing room off of the main bedroom but with potential to convert back to a bathroom or bedroom, with double glazed window to the front and built in storage cupboard.

Bedroom Two

Double glazed window to the rear, feature fireplace.

Bathroom

Having ordinarily been the third bedroom the bathroom is of good proportions with a suite comprising of a bath, separate shower cubicle, wash basin and wc. Double glazed window to the rear.

Outside

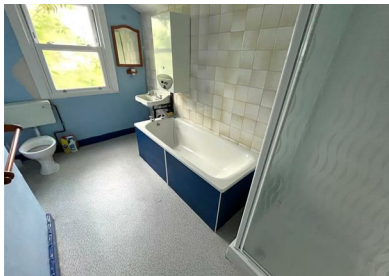
Gardens

A small front garden setting the house back from the road with path to the entrance door. There is also a enclosed rear garden accessed from the kitchen.

- Wonderful Period Home
- Sought After Westbury Park Road
- Work Required
- Just off of Durdham Downs
- Two / Three Bedrooms
- No Chain

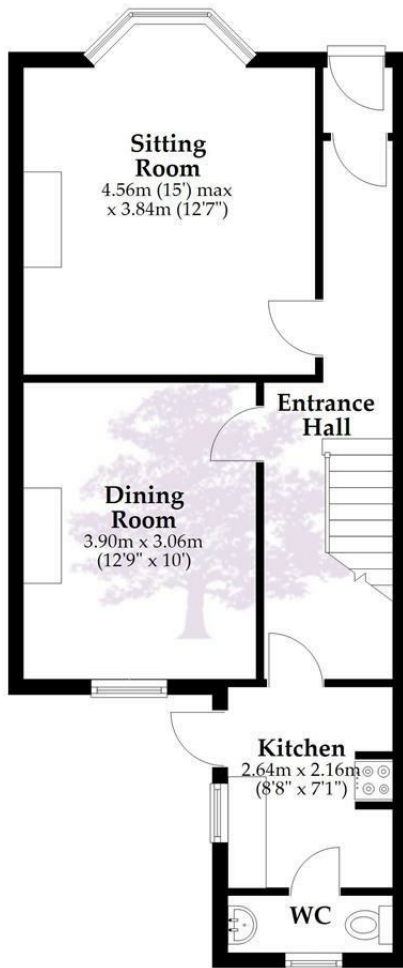


GUIDE PRICE £550,000



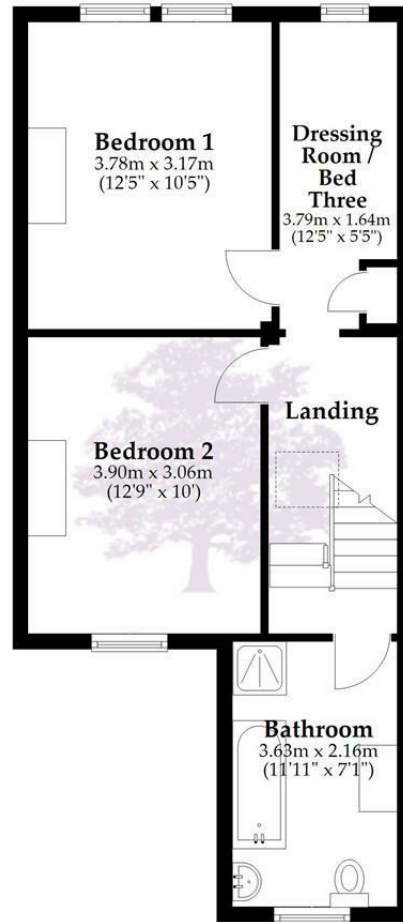
Ground Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.6 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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