



25A HENLEY GROVE,
HENLEAZE, BS9 4EQ

**GOODMAN
& LILLEY**



IDEALLY POSITIONED WITH LEVEL ACCESS TO THE SHOPS, CAFÉS AND AMENITIES OF HENLEAZE ROAD, THIS BEAUTIFULLY PROPORTIONED THREE-BEDROOM TERRACED HOME OFFERS EASILY MAINTAINED LIVING IN A HIGHLY SOUGHT-AFTER LOCATION AND THE ADDED BENEFITS OF A GARAGE AND PARKING TO THE REAR.

Set within easy reach of the highly regarded Henleaze Infant and Junior School, this superb home is ideally suited to families and discerning downsizers alike. Offered to the market with no onward chain, this is a rare opportunity to acquire a turnkey home in one of North Bristol's most desirable neighbourhoods. Early interest is expected.

Accommodation

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

Ground Floor

Open Plan Living Room

The ground floor offers a spacious open-plan living and dining room, featuring a fireplace, large front window, and stairs rising to the first floor. To the rear, sliding doors open from the dining area directly into the garden. Door to the kitchen.

Kitchen

The kitchen is fitted with matching wall and base units, integrated double oven and grill, fridge-freezer, dishwasher, and washing machine, along with a stainless-steel sink and tiled splashbacks.

First Floor

Landing

Doors to all first floor rooms, built in storage.

Bedroom One

Double glazed window to the front aspect, built in wardrobe.

Bedroom Two

Double glazed window to the rear aspect, built in storage.

Bedroom Three

Double glazed window to the front aspect, built in storage.

Bathroom

A family bathroom completes the accommodation, fitted with a white three-piece suite including a bath with electric shower over, vanity wash basin, and WC.

Outside

Gardens

Externally, the home enjoys both front and rear gardens. The rear garden is designed for low maintenance, laid to patio and gravel with beds, and benefits from gated rear access leading to an off-street parking space and a single garage.

Gargae and Parking

Single garage located to the rear of the property with an allocated parking space at the side.

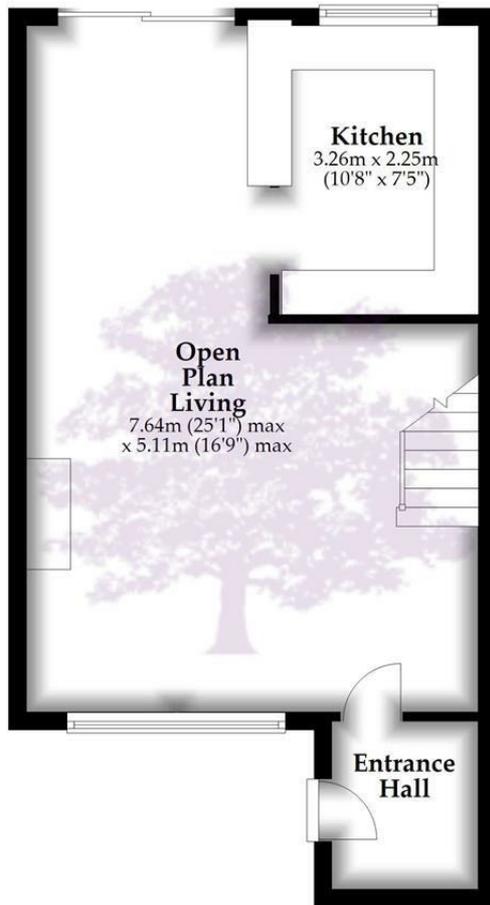
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- No Onward Chain
 - Sought after Henleaze location just off of the High Street
 - Close to all Henleaze amenities
 - Three bedrooms
 - Light and spacious open-plan living and dining
 - Off-street parking and garage



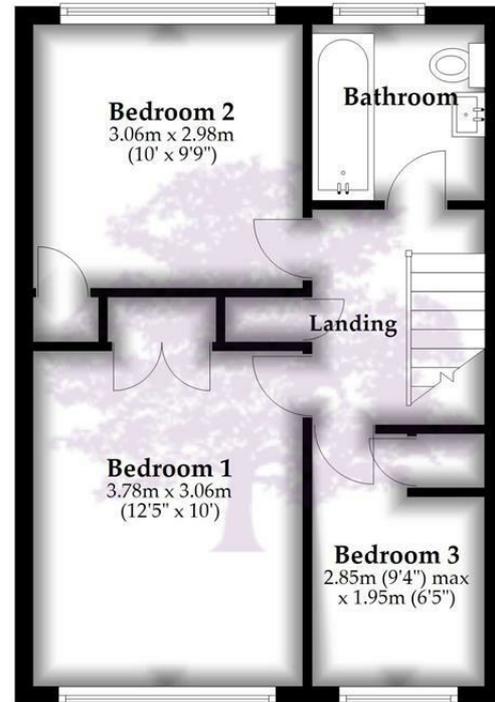
GUIDE PRICE £550,000



Ground Floor



First Floor



Total area: approx. 80.3 sq. metres (864.2 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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