



1 RODBOURNE ROAD,
WESTBURY ON TRYM, BS10 5AT

GOODMAN
& LILLEY



A SUPERB SEMI DETACHED HOME ON A POPULAR ROAD WITH GARDENS, PARKING AND A GARAGE ON THE HENLEAZE & WESTBURY-ON-TRYM BORDERS. THE HOUSE REQUIRES SOME WORK AND HAS A GENEROUS SIDE GARDEN WITH POTENTIAL SUBJECT TO PLANNING.

Accommodation

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

Ground Floor

The house is entered via a porch leading to a welcoming hallway, which has stairs ascending to the first floor and doors into the ground floor accommodation. To the front there is a charming sitting room featuring a bay window flooding the room with natural light, To the rear is the second generous reception room / dining room with another bay window to the rear looking out over the garden. To the side of the dining room is an extended kitchen with fitted units, work surfacing and sink, as well as a wall mounted gas boiler, windows to the rear and a side door out to the garden. The present owner has drawn plans for a single storey extension to the rear and across into the dining room to then p[rovide a large open plan kitchen / dining room. (Subject to planning)

First Floor

Moving to the first floor, you'll find a bay fronted master bedroom to the front of the property, a second double bedroom looking out to the rear, a further generous single bedroom perfect for a home office/study and finally a practical family bathroom.

Gardens

There are font and rear gardens that offer lawn and patio areas.

Garage / Parking

The property offers an expansive private driveway with off-street parking space for several vehicles that provides access to the attached garage.

Further Information

The house is offered to the market with some necessary work to the side extension of a structural nature. (Please ask for details).

There are plan drawings for a rear single storey extension and an additional property to the side all subject to planning permission.

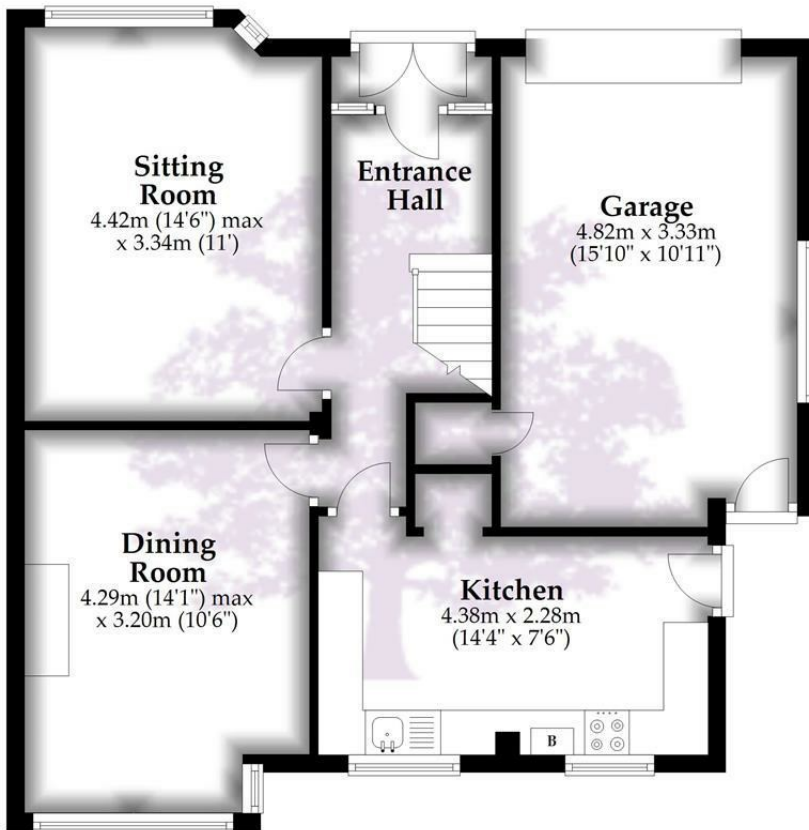
- Semi Detached Home with Potential
- Three Bedrooms
- Garage and Driveway
- Popular Location / Road
- Two Receptions Rooms
- Gardens



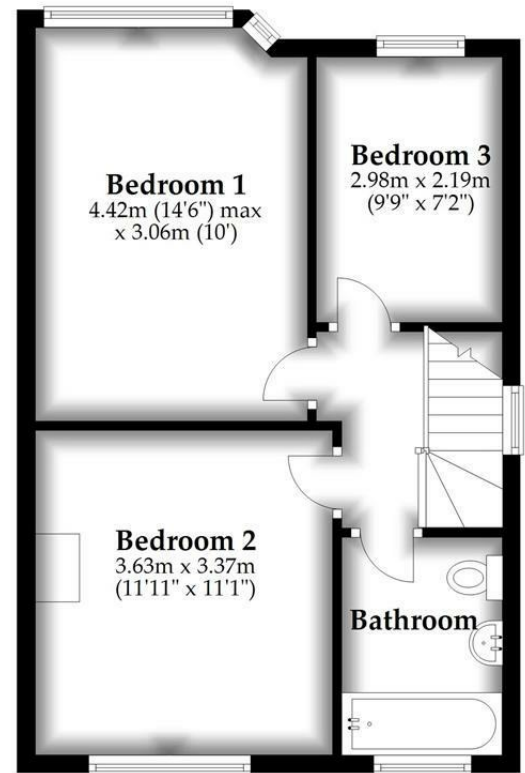
GUIDE PRICE £450,000



Ground Floor



First Floor



Total area: approx. 108.5 sq. metres (1167.7 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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