



55 COCK ROAD,
BRISTOL, BS15 9SQ

GOODMAN
& LILLEY



SITUATED IN THE POPULAR STAPLE HILL AREA OF BRISTOL, CLOSE TO THE AMENITIES OF KINGSWOOD, THIS WELL-PROPORTIONED THREE-BEDROOM HOME OFFERS SPACIOUS ACCOMMODATION, OFF-STREET PARKING AND A GENEROUS REAR GARDEN, MAKING IT AN IDEAL PURCHASE FOR FAMILIES, FIRST-TIME BUYERS OR INVESTORS.

Accommodation

Please see floor plan for measurements

The ground floor comprises a welcoming entrance hallway leading to a bright and spacious living room, providing the perfect space for relaxing or entertaining. At the end of the hallway is a separate dining room, ideal for family meals or hosting guests, which leads through to an open kitchen area offering ample storage and worktop space. This layout creates a sociable and practical space with views and access to the rear garden.

Upstairs, the property benefits from three well-proportioned bedrooms, including two comfortable double bedrooms and a versatile third bedroom which could also be used as a home office or nursery. The family bathroom completes the first-floor accommodation.

Externally, the property features a private rear garden with a combination of patio and lawn areas, offering excellent potential for landscaping or outdoor entertaining. The property further benefits from a garage and driveway providing convenient off-street parking.

Location

Cock Road is set within close proximity to both Staple Hill and Kingwood, offering a wide range of independent shops, cafés, pubs, and everyday amenities. The area is well connected with excellent bus routes providing easy access into Bristol city centre and beyond. Residents can also enjoy nearby green spaces such

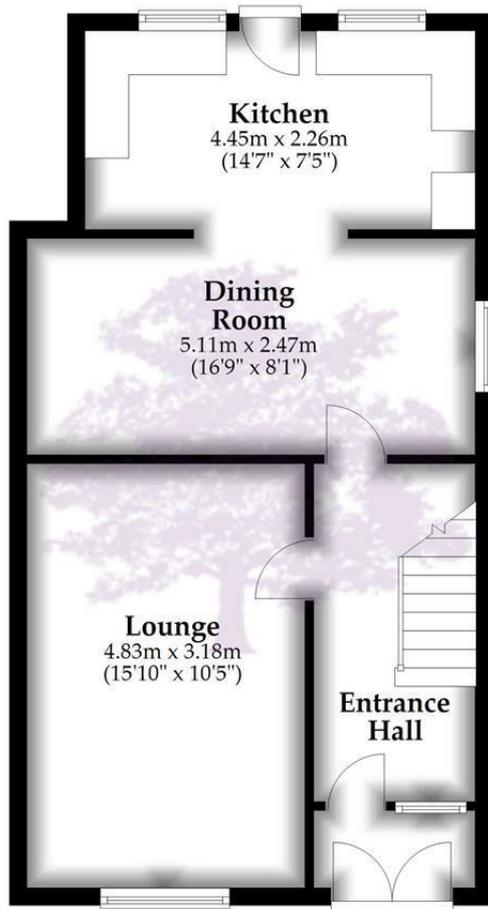
as Page Park and Soundwell Park, while the Bristol to Bath Railway Path is within easy reach, offering excellent opportunities for walking, cycling, and outdoor recreation.



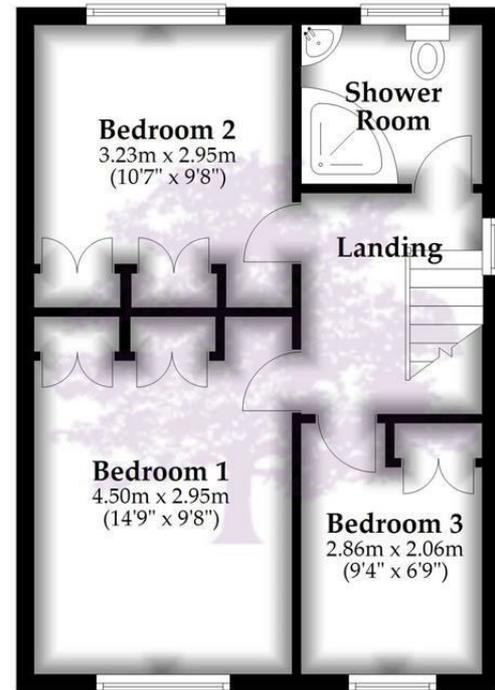
£390,000



Ground Floor



First Floor



Total area: approx. 86.1 sq. metres (927.1 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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