



55 WESTON ROAD,  
FAILAND, BS8 3UR

**GOODMAN  
& LILLEY**



# AN EXTENDED TWO-BEDROOM END-OF-TERRACE COTTAGE WITH LOFT ROOM, OFF-STREET PARKING WITH EV CHARGER, AND AN ATTRACTIVE GARDEN, LOCATED ON WESTON ROAD, FAILAND.

Upon entering the property, you are welcomed by an inviting entrance hall, providing access to the stairs leading to the first floor on the left, the kitchen/breakfast room straight ahead, and the living/dining room to the right.

The well-appointed kitchen/breakfast room features a range of green floor and wall units, a fitted fridge/freezer, ample worktop space and room for a small dining table. The dual-aspect living/dining room offers a comfortable and versatile space for both relaxing and entertaining, complemented by a feature fireplace.

Stairs rise to the first-floor landing, which is light and airy and provides access to two bedrooms and the family bathroom. Both bedrooms benefit from dual-aspect windows, allowing plenty of natural light, with the principal bedroom positioned to the front of the property and the second bedroom to the rear. The bathroom is fitted with a white suite, comprising a bath, wash basin and WC, along with built-in blue storage cabinets.

From the first floor, stairs continue to the top-floor loft room, a spacious area extending across the full footprint of the property and benefiting from Velux windows, allowing an abundance of natural light.

## Garden

The property enjoys a westerly-facing, enclosed rear garden, accessed directly from both the kitchen and living room. The garden features a raised decked terrace, a lawned area, and includes a greenhouse along with raised vegetable beds, creating an ideal space for outdoor living and gardening.

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- End of Terrace Cottage
- Additional Loft Room
- Enclosed Rear Garden
- Popular Local Amenities
- Two Double Bedrooms
- Well-Appointed Kitchen/Breakfast Room
- Off-Road Parking
- Excellent Access to Central Bristol



GUIDE PRICE £375,000



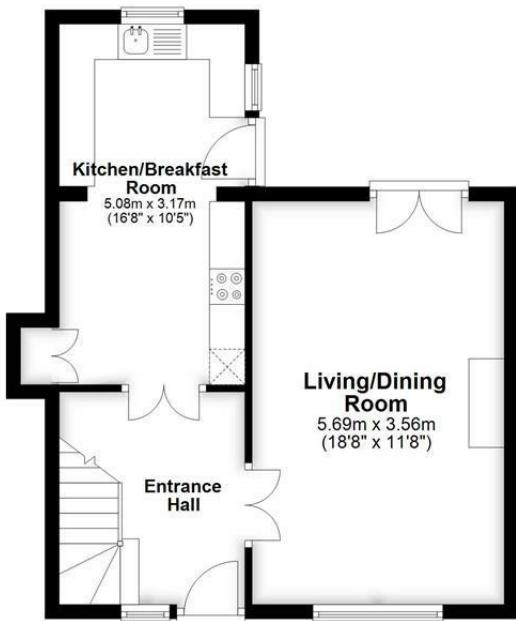
## First Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



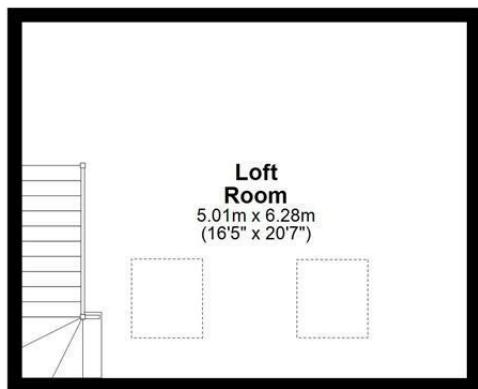
## Ground Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



## Second Floor

Approx. 31.5 sq. metres (338.9 sq. feet)



Total area: approx. 109.9 sq. metres (1183.0 sq. feet)

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