



48 CHURCH ROAD,  
BRISTOL, BS7 8SE

---

GOODMAN  
& LILLEY



A SUPERB OPPORTUNITY TO PURCHASE A GENEROUS THREE DOUBLE BEDROOM PERIOD HOME WITH RENOVATION REQUIRED, SITUATED IN A VERY POPULAR LOCATION CLOSE TO THE VARIOUS SHOPS AND AMENITIES OF GLOUCESTER ROAD. A GREAT FAMILY HOME WITH EXCELLENT POTENTIAL THAT MUST BE SEEN.

Location

This home is conveniently located within the catchment area for Bishop Road primary school (ofted outstanding) with easy access to the local amenities on Gloucester Road including a number of cafes, bars. Close at hand is Tesco at Golden Hill and this location also offers excellent access to Bristol and the motorway network via Muller Road.

Accommodation

See floorplan for room measurements.

Ground Floor

Entrance

Via front garden with pathway to a entrance door that provides access to a inner lobby with second door to the main hallway.

Entrance Hallway

A grand entrance hall with stairs rising to the first floor, under stairs storage and doors to the ground floor rooms.

Sitting Room

A wonderful main reception with high ceilings, period central rose, feature fireplace, bay window to the front aspect and two doors from the hallway.

Dining Room

A spacious second reception room with feature fireplace, two doors to the hallway and a door to the utility; polystyrene tiled ceiling.

Utility Area

Glazed to two sides with fitted sink unit and plumbing for washing machine.

Kitchen / Breakfast Room

Measuring over 17ft in length and offering great potential to renovate. Window to the side, wall mounted gas water boiler.

Shower Room

Refitted and offering oversized walk in shower, wash basin and low level WC, window to rear and side.

Rear Lobby

Door to the rear garden.

First Floor

Landing

A wonderful space of good proportions with doors to all three bedrooms.

Bedroom One

A generous main bedroom with two windows to the front aspect; polystyrene tiled ceiling.

Store Room

An ideal space just off of the main bedroom with plumbing for an en suite with window to the front aspect; polystyrene tiled ceiling.

Bedroom Two

Window to the rear aspect, large built in store cupboard; polystyrene tiled ceiling.

Bedroom Three

Window to the rear aspect.

Outside

Front Garden

Setting the house nicely back from the road, walled with gate and path to the entrance door.

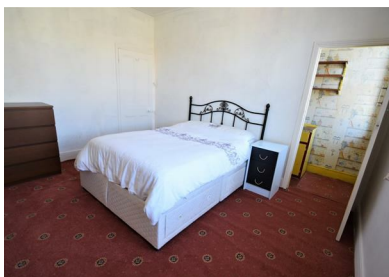
Rear Garden

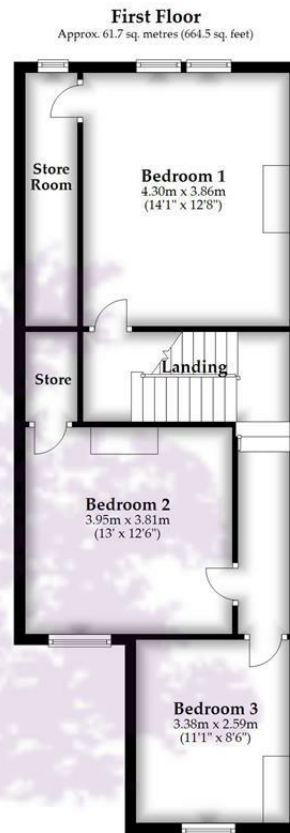
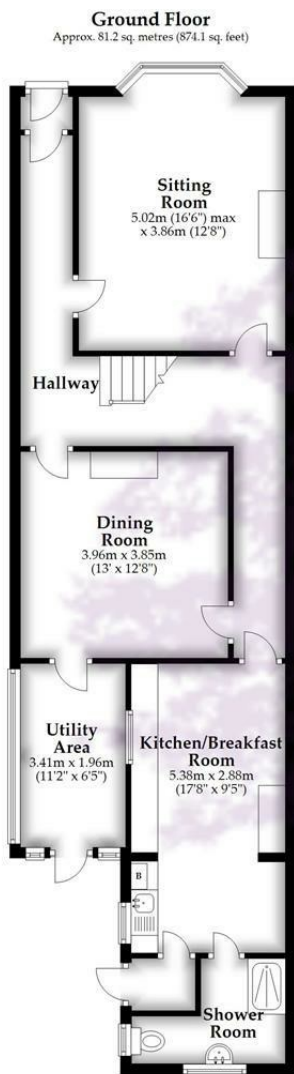
A sunny, south west facing paved rear garden with rear access via gate and rear lane.

- Superb Location
  - Great Potential
  - 1500 Sq Foot
- Period Home
  - Three Generous Bedrooms
  - Sunny Rear Garden



£435,000





Total area: approx. 142.9 sq. metres (1538.7 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.

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



**WWW.GOODMANLILLEY.CO.UK**

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.