



144 LAKE ROAD,
WESTBURY ON TRYM, BS10 5JQ

GOODMAN
& LILLEY



A CHARMING AND STYLISH THREE BEDROOM HOME ON LAKE ROAD WHICH HAS BEEN TASTEFULLY RE-FURBISHED BY THE CURRENT OWNERS TO INCLUDE ALL THE WINDOWS AND CENTRAL HEATING, THIS CHAIN FREE PROPERTY IS IN A SOUGHT AFTER LOCATION AND OFFERS THE ADDITIONAL BENEFIT OF OFF STREET PARKING

Location

A sought after location close to Henleaze lake, and an easy walk to Badock's Woods, Southmead Hospital, and the plethora of shops, cafes and restaurants of both Henleaze High Street & Westbury-on-Trym village.

Accommodation

Please see the floor plan for room measurements and layout.

Ground Floor

Entrance Hallway

Bright and welcoming entrance hall with door leading to the lounge and stairs leading to the first floor.

Lounge

Wooden flooring and feature chimney space. Recess areas for shelving or bookcases. Ample storage under the stairs.

Kitchen/Diner

The extended kitchen diner is spacious and practical. The area is flooded with light due to the Velux windows and has a range of wall and floor units providing ample storage. There is a fitted oven and gas hob along with sink unit and space for fridge freezer and washing machine/dryer and dishwasher. There is ample room for a sizeable dining table. as well as additional seating areas. A perfect space for family living or entertaining. Double glazed windows and door leading into the enclosed back garden.

First Floor

Landing

Doors leading to all three bedrooms and the family bathroom. Storage

cupboard with ample space which also homes the modern and recently serviced combi boiler.

Master Bedroom

Beautifully presented and tranquil master bedroom. Two double glazed windows looking out to the rear garden provide great lighting. Inbuilt storage wardrobe.

Bedroom Two

Good sized light and tasteful double bedroom. Double glazed window to the front aspect.

Bedroom Three

A third bedroom which is a great space for a bedroom/nursery, or a home office space.

Bathroom

Modern and neutral family bathroom with WC, sink and bath with overhead shower and shower screen. Heated towel rail and obscured double glazed window.

Outside Space

Front Driveway

The front driveway boasts off street parking for two vehicles.

Rear Garden

An enclosed and low maintenance garden with patio and lawned area as well as additional stoned seating area, allowing the sun position to be chased for different times of the day.. The property also boasts side access for ease and convenience. The garden also has an outbuilding with electrics which could be used not only for storage but also as a potential office or workshop.

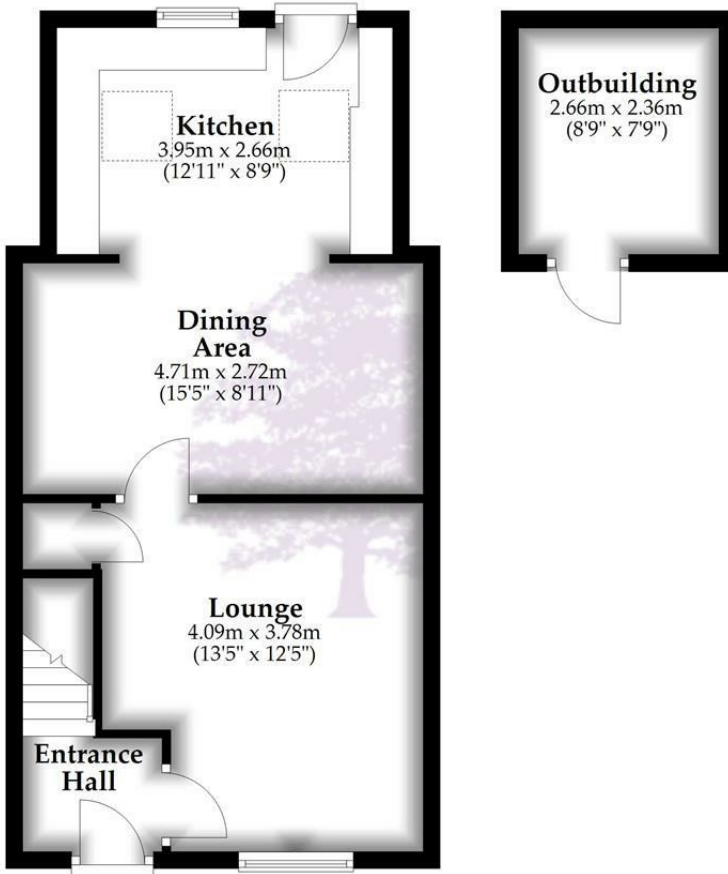
- Sought After Location Close To Henleaze Lake
 - Three Bedrooms
 - Off Street Parking For Two Vehicles
- Chain Free
 - Extended Kitchen Diner
 - Good EPC



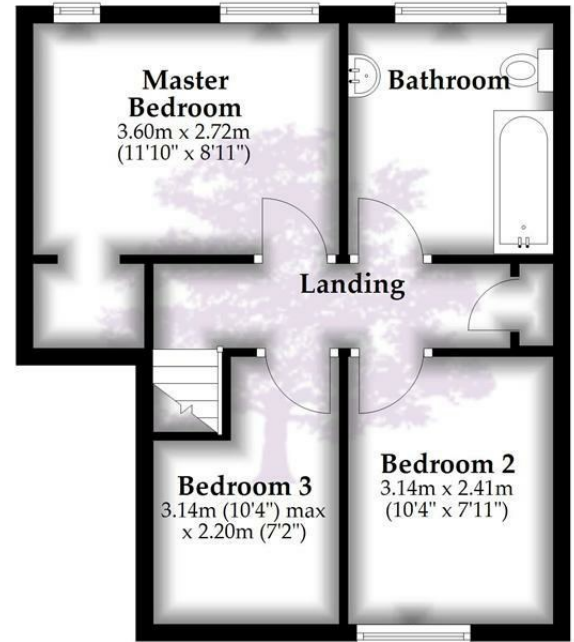
GUIDE PRICE £350,000



Ground Floor



First Floor



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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