

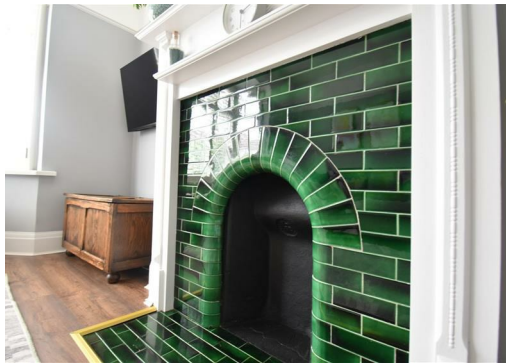


18 DELVIN ROAD,  
WESTBURY ON TRYM, BS10 5EJ

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**GOODMAN  
& LILLEY**







# 18 DELVIN ROAD

## WESTBURY ON TRYM BS10 5EJ

ASKING PRICE  
£475,000

Located in the desirable area of Westbury on Trym, this charming terraced house, built in the 1930s, offers a perfect blend of character and modern living. With three bedrooms, wonderful gardens, driveway parking and a garage to the rear. Offered with no onward chain.

With its classic design and functional spaces, this home presents an excellent opportunity for those looking to settle in Westbury on Trym. Whether you are a first-time buyer or seeking a family home, this property is well worth considering.

### Location

Located on the highly sought after 'Delvin Road' positioned within close proximity of Badock's Wood, Henleaze Swimming Lake, the shops and amenities of both Westbury-on-Trym and Henleaze.

### Summary

The accommodation is arranged over two floors and briefly comprises: entrance hall, sitting room, an open plan kitchen/dining room to the ground floor, with three bedrooms and a modern family bathroom to the first floor. Further benefits include a sizeable loft space with potential for loft conversion subject to necessary planning consent, front garden, driveway parking and an attractive rear garden with large detached garage/summerhouse.

### Accommodation

Please see the floorplan for room measurements.

### Ground Floor

#### Entrance

Via arched storm porch with feature tiled flooring leading to solid wooden main front door with multi paned glazed inset leading to hallway.

#### Entrance Hallway

Obscured glazed window to front, radiator, wood effect flooring, access to understairs storage comprising one cupboard and 6 draws (2 shoe storage draws), stairs to first floor and doors to ground floor rooms.

### Sitting Room

Double glazed bay window to front with shutters, wood effect flooring, original period style fireplace with tiled inset and hearth with wooden surround and radiator.

### Kitchen / Dining Room

Double glazed window and French style patio doors to rear, overlooking and providing access to the garden, quality fitted kitchen with a range of matching wall and base units, work surfaces over, stainless steel sink and drainer unit with mixer tap, tiled splashbacks, integral four ring gas hob and electric oven with extractor canopy over, built in combination microwave, slimline dishwasher, ample space for dining table, original period tiled fireplace with wooden surround, radiator, multi paned sliding pocket doors leading to a pantry.

### Pantry

Space for upright fridge freezer, plumbing for washing machine, fitted shelving and wall mounted gas combination boiler.

### First Floor

#### Landing

Access to loft and doors to first floor rooms.

#### Bedroom One

Double glazed window to rear, radiator.

#### Bedroom Two

Double glazed window to front and radiator.

#### Bedroom Three

Double glazed window to front and radiator.

### Bathroom

Obscured double glazed window to rear, fitted three piece bathroom suite comprising bath with shower attachment over, low level WC, wash hand basin and heated towel rail

### Outside

#### Front Garden

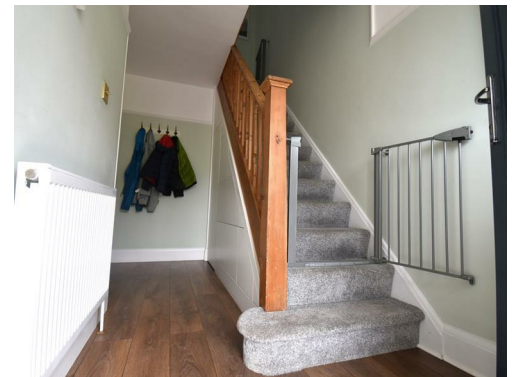
Low maintenance front garden with private driveway providing off street parking, and arched storm porch leading to main front door providing access to the property.

#### Rear Garden

A delightful family garden which is mainly laid to lawn and measures approximately 12m in length, fence boundaries to sides, plants and shrubs to borders, patio area adjacent to the rear of the property, accessed via French style doors from kitchen/ diner. Outside security light, outside tap and power, access to garage positioned at the rear boundary.

### Garage / Summer House

Apex pitched roof with storage in roof space, up and over garage door to rear which is accessed via gated residents lane, light and power and folding doors to the rear garden. The present owners use the garage as extra entertaining space due to its excellent garden access.



- Wonderful Three Bedroom Home
- Driveway Parking
- No Chain
- Well Appointed Accommodation
- Garage / Workshop
- Popular & Sought After Location
- Attractive Gardens

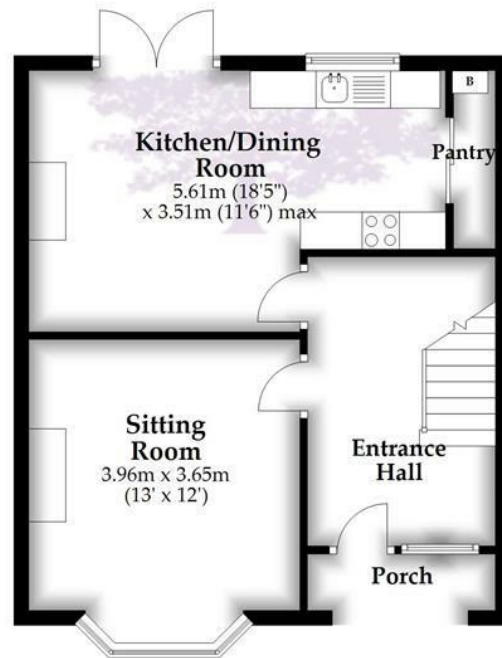
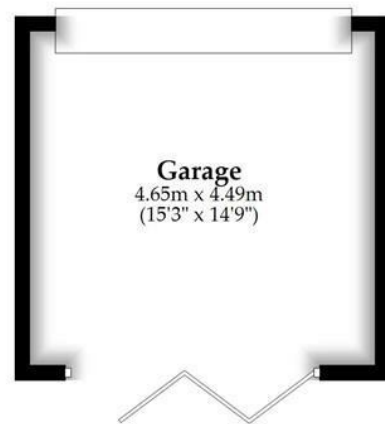




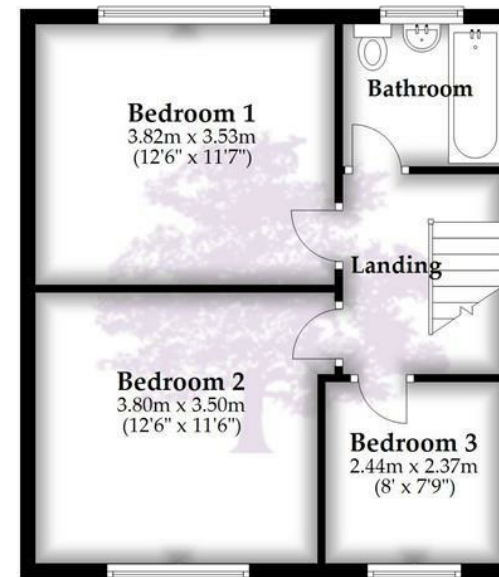
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## Ground Floor



## First Floor



Total area: approx. 112.1 sq. metres (1206.5 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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