

5 TILLING ROAD, BS10 5AQ

GOODMAN & LILLEY



5 Tilling Road

BS10 5AQ

- Three-bedroom terraced home
- Separate snug / second reception room
- Popular Horfield location close to Gloucester Road & Henleaze
- Spacious lounge/dining room
- Sizeable rear garden

Accommodation

Please see floor plan for measurements

Ground floor

The ground floor opens into a welcoming entrance hall, leading through to a generous lounge/dining room. Stretching across the rear of the property, this bright and versatile space provides ample room for both comfortable seating and dining, with direct access to the garden. A separate kitchen is positioned alongside, offering a practical layout with access outside, while a useful snug provides an additional reception room that could equally work well as a home office, playroom or cosy second sitting room.

First Floor

Upstairs, the property offers three bedrooms, providing excellent flexibility for families, guests or those working from home. The principal bedroom is a particularly well-proportioned room, while the two further bedrooms offer a variety of uses depending on the needs of the next owner. A family bathroom and separate WC complete the first floor.

Externally

The property benefits from outside space to the rear, providing an excellent extension of the living accommodation during the warmer months and offering plenty of scope for seating, entertaining and family use.

The Location

Tilling Road is a residential street situated on the edge of Horfield just to the north of Henleaze, and close by Southmead. The house is in walking distance to the shops and cafes of Gloucester Road and Henleaze Road. This area of Bristol has gained huge popularity with buy-to-let investment buyers who are looking to buy close to the recently expanded Southmead Hospital. The area is also hugely popular with families due to the proximity to the well-regarded Horfield Primary School and the relative value for money of the properties compared to those just across Wellington Hill West. For commuters, the area is a short drive or cycle from both Bristol City Centre and the major areas of employment across North Bristol such as Airbus, the Ministry of Defence and Rolls Royce.

















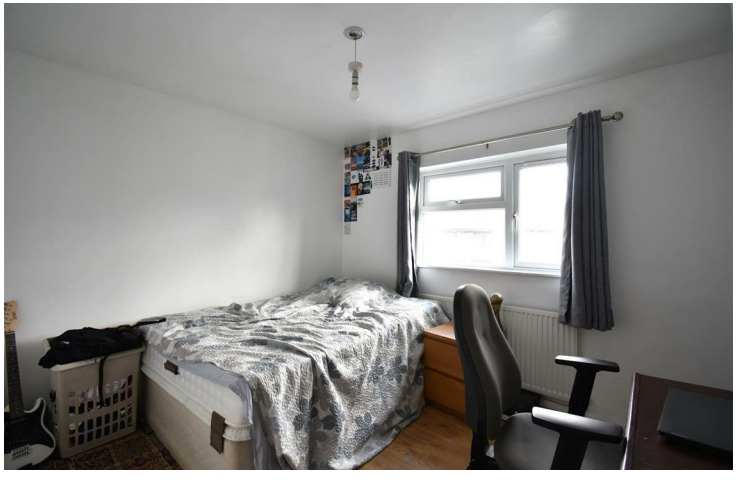

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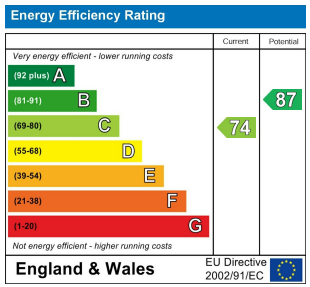
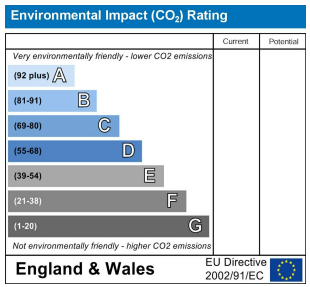

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
87
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC



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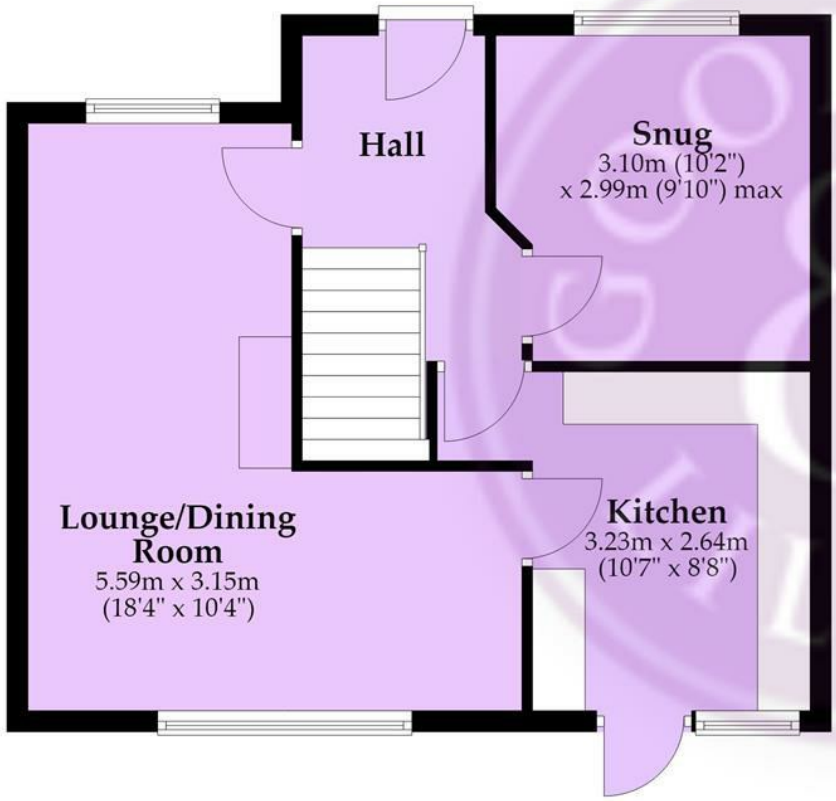
Ground Floor

Approx. 47.5 sq. metres (511.6 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



Total area: approx. 89.1 sq. metres (959.1 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.

Goodman & Lilley

Henleaze
156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk
0117 213 0777

Portishead
36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk
01275 430 440

Shirehampton
9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk
0117 213 0333

Lettings
lettings@goodmanlilley.co.uk
01275 299 010
0117 213 0101

Land & New Homes
156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk
0117 213 0151

Clevedon
28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk
01275 403 660

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