Goodman & Lilley



# 1 RODBOURNE ROAD, WESTBURY ON TRYM, BRISTOL, BS10 5AT

GUIDE PRICE £550,000

# 1, RODBOURNE ROAD
# WESTBURY ON TRYM

## ACCOMMODATION
Please see the floorplan for room measurements and the property layout.

## GROUND FLOOR
The house is entered via a porch leading to a welcoming hallway, which has stairs ascending to the first floor and doors into the ground floor accommodation. To the front there is a charming sitting room featuring a bay window flooding the room with natural light, To the rear is a superb open plan living area which has recently been extended by the present owner. The room offers generous space with dining, living and kitchen areas with remote velux skylights, windows and double doors leading out to the rear garden. The brand new kitchen is fitted with ample storage, work surfacing, breakfast bar and sink, as well as a cupboard housing the gas boiler.

## FIRST FLOOR
Moving to the first floor, you'll find a bay fronted master bedroom to the front of the property, a second double bedroom looking out to the rear, a further generous single bedroom perfect for a home office/study and finally a practical family bathroom.

## GARDENS
There are font, side and rear gardens that offer lawn and patio areas. The front and side gardens are of good sized and offer further extension potential.

## GARAGE / PARKING
The property offers an expansive private driveway with off-street parking space for several vehicles that provides access to the attached garage.

## FURTHER INFORMATION
There are plan drawings for an additional property to the side all subject to planning permission.











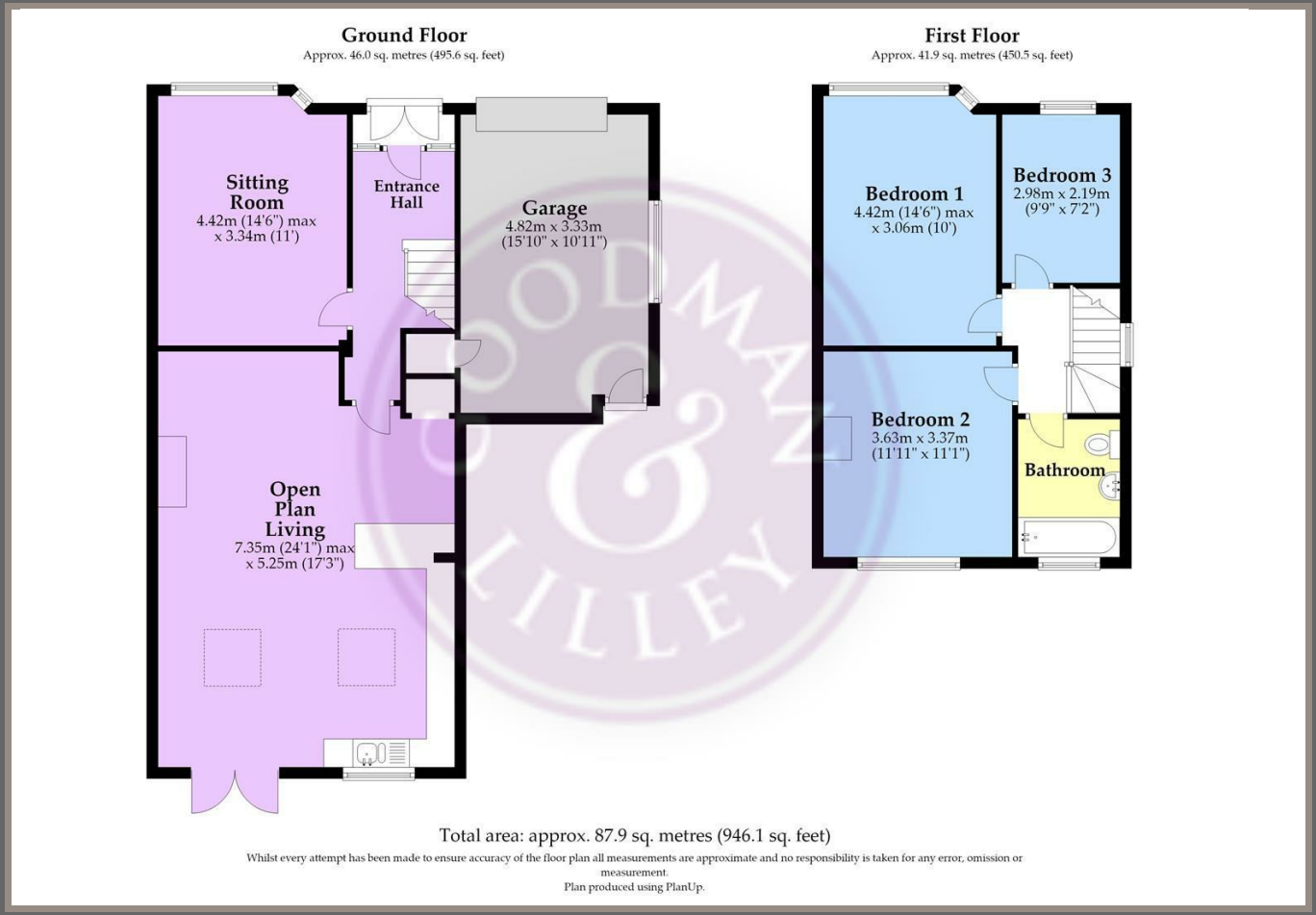













Total area: approx. 87.9 sq. metres (946.1 sq. feet)

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.

3 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL SQ FT

1 BATHROOMS
COUNCIL TAX BAND - C

- Recently extended semi detached home
- Superb open plan living room / separate sitting room
- No chain
- Popular sought after location / road
- Three good sized bedrooms
- Garage, large driveway and gardens

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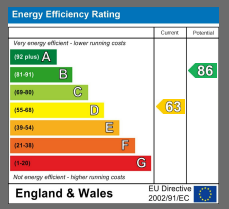
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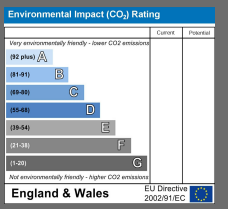
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