



52 WELLINGTON WALK,
WESTBURY ON TRYM, BS10 5EU

GOODMAN
& LILLEY



A SUPERB THREE BEDROOM 1930'S SEMI DETACHED FAMILY HOME OFFERING GENEROUS ACCOMMODATION WITH WONDERFUL REAR GARDEN, GARAGE, DRIVEWAY PARKING AND SITUATED IN A POPULAR CUL DE SAC ON THE EVER DESIRABLE HENLEAZE/WESTBURY ON TRYM BORDERS.

Accommodation

Ground Floor

Entrance Porch

Double glazed with entrance door to hallway.

Entrance Hallway

Of good size with fitted wooden flooring, stairs to the first floor, window to the side, and doors to:

Downstairs Cloakroom / WC

Fitted with a modern toilet and sink, window to the side.

Sitting Room

With windows and double doors opening to the rear garden, fitted wooden floor.

Dining Room

The larger of the two reception rooms currently used as the dining room with bay window to the front aspect, fitted wooden floor, fitted fireplace with gas fire.

Kitchen

Fitted with a modern kitchen with sink, work surfaces, integrated cooker and hob, spaces for white goods, window and door to the side, tiled surrounds and effect floor.

Utility Cupboard

Accessed for the side driveway housing a wall mounted gas boiler with space for a tumble dryer and good storage.

First Floor

Landing

With window to the side and doors to all first floor rooms.

Bedroom One

Window to the front aspect.

Bedroom Two

Window to the rear overlooking the garden.

Bedroom Three

Window to the front, built in storage cupboard.

Bathroom

A well fitted modern bathroom with bath, separate shower, wash basin and low level WC. Tiled surrounds, centrally heated towel rail/radiator and window to the side.

Outside

Front Garden

A tarmaced three car driveway with brick edging.

Rear Garden

The rear garden facing a westerly directions is of good sized with lawn and patio areas, shrub and tree borders, door to garage.

Garage & Driveway Parking

There is a single detached garage to the side of the house accessed by the driveway which in turns has parking for three cars.

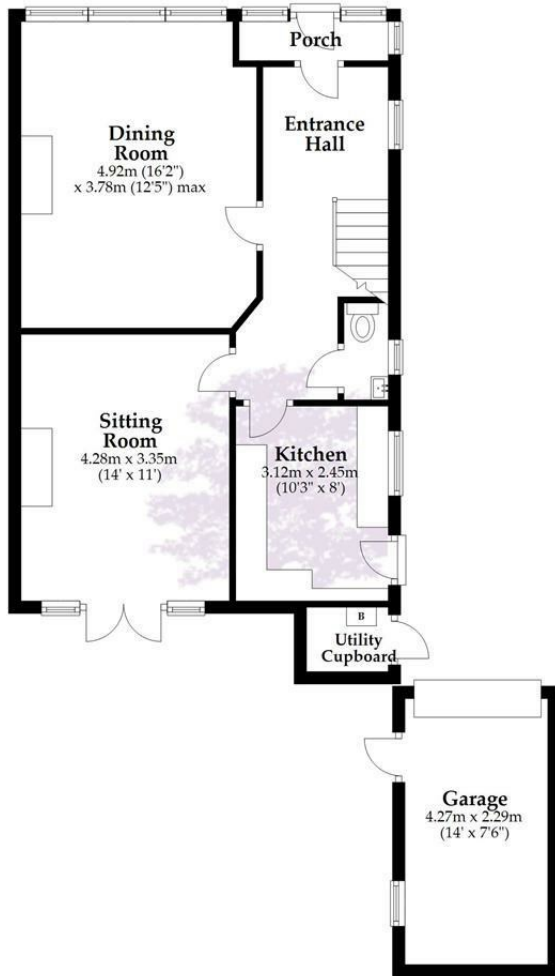
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- Superb Semi Detached Home
 - Henleaze / Westbury On Trym Borders
 - Garage / Driveway
 - Sought After Cul De Sac
 - Three Bedrooms
 - Wonderful Rear Garden



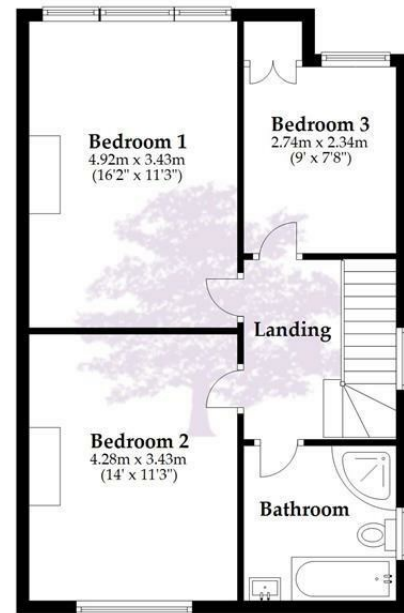
GUIDE PRICE £615,000



Ground Floor
Approx. 66.1 sq. metres (711.2 sq. feet)



First Floor
Approx. 53.5 sq. metres (576.1 sq. feet)



Total area: approx. 119.6 sq. metres (1287.3 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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