



569 SOUTHMEAD ROAD,  
FILTON PARK, BS10 5NL

---

**GOODMAN  
& LILLEY**



A WELL PRESENTED 1930'S END OF TERRACE FAMILY HOME WHICH HAS BEEN EXTENDED TO THE REAR. THIS PROPERTY IS OFFERED TO THE MARKET WITH MANY MODERN EXTRAS AND IS SITUATED IN A PRIME LOCATION CLOSE TO SOUTHMEAD HOSPITAL, LOCAL SCHOOLS AND AMENITIES.

### Entrance Hall

Double glazed door to front and double glazed window to side.  
Wall mounted radiator, wall lights and alarm.

### Open Planning Living Room

Double glazed window to front, double glazed French doors to conservatory. Wall mounted radiator, speaker cable connections, telephone and television points and spot lights.

### Kitchen

Fitted kitchen comprising wall and base units with granite work surfaces incorporating a stainless steel sink and drainer unit. Integral gas oven, five burner gas hob with cooker hood over. Plumbing for washing machine/dishwasher, built in washer/dryer, integral fridge/freezer and breakfast bar. Underfloor heating, spotlights and double glazed window to rear.

### Conservatory

Room heating, television point and french doors leading to rear garden.

### Stairs To:

### Landing

Double glazed window to side, loft access and spot lights.

### Bedroom 1

Double glazed window to front, wall mounted radiator and television point.

### Bedroom 2

Double glazed window to rear, wall mounted radiator, television point and spotlights.

### Bedroom 3

Double glazed window to front, wall mounted radiator, television point and spotlights.

### Bathroom

Tiled bathroom suite comprising bath with mixer taps and shower over, wash hand basin and low level WC. Spotlights, chrome ladder and heated flooring.

### Rear Garden

Mostly laid to lawn as well as paved patio area and off street parking for 3 cars.

- 
- Three Bedroom Family Home
  - Off Street Parking for Three Cars
  - Close to Southmead Hospital
  - Generous Gardens
  - Well Presented
  - Extended to Rear
  - Underfloor Heating
  - Call To View

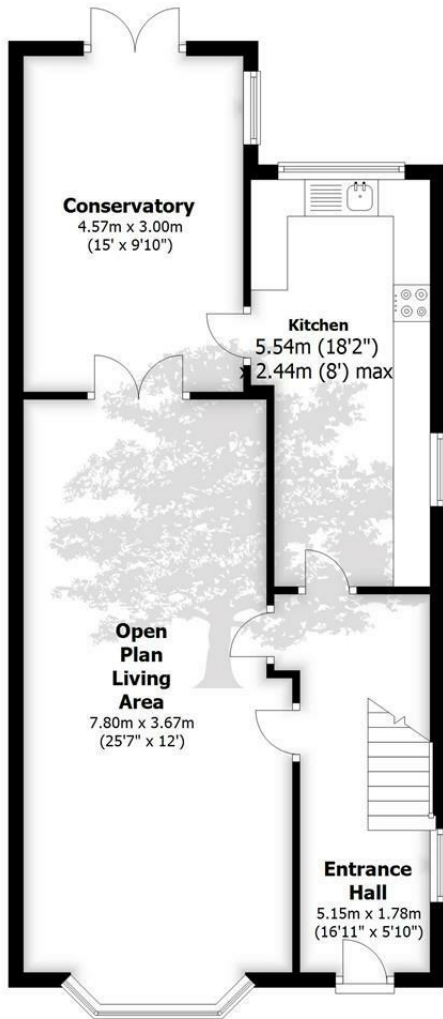


£325,000



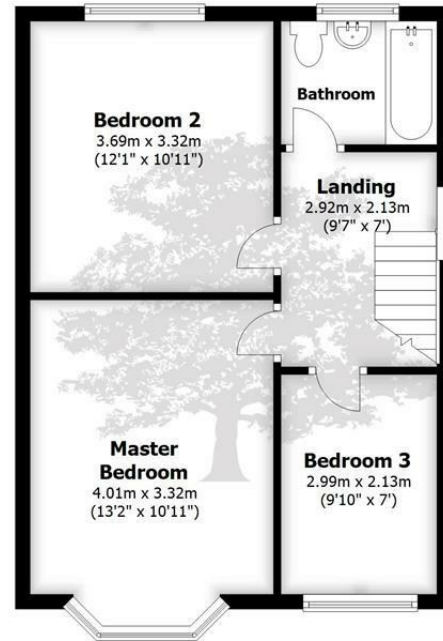
## Ground Floor

Approx. 65.2 sq. metres (701.4 sq. feet)



## First Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



Total area: approx. 108.6 sq. metres (1169.3 sq. feet)

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



[WWW.GOODMANLILLEY.CO.UK](http://WWW.GOODMANLILLEY.CO.UK)

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.