



271 SOUTHMEAD ROAD,
WESTBURY-ON-TRYM, BS10 5EL

GOODMAN
& LILLEY



A SUPERB FOUR BEDROOM PROPERTY SITUATED IN AN EXCELLENT POSITION THAT OFFERS A MULTITUDE OF USES TO INCLUDE FAMILY HOME OR INVESTMENT OPPORTUNITY. THIS FORMER SHOP HAS BEEN THOUGHTFULLY CHANGED AND EXTENDED TO NOW OFFER GENEROUS ACCOMMODATION SET OVER THREE FLOORS, WITH AN ATTRACTIVE WEST FACING REAR GARDEN AND LARGE GARAGE / WORKSHOP.

Location

Conveniently located in a sought after position close to both Henleaze and Westbury Village High Streets with excellent transport links to Clifton and the City Centre as well as the MOD, Southmead Hospital and the M4/M5 motorway networks, making rental also a very possible option.

Accommodation

See The Floorplan For The Room Measurements.

Ground Floor

The property is entered via a central door to the front aspect that opens into the original shop, now offering a overly generous space used by the present owners as an alternative reception room. Doors provided access to a side passage / storage space and on out to the rear garden, and, to the inner hallway. In turn the inner hall has stairs to the upper floors, and doors to a downstairs WC / cloakroom, and the main sitting room which has windows and door to the rear garden and the open plan kitchen / dining room. The kitchen is fitted with modern units with work surfacing over, sink unit, spaces for white goods and opens to a dining room with window and door to the rear garden.

First Floor

The first floor is occupied by three good sized bedrooms, two doubles and a single all with built in storage. There is also a modern fitted bathroom for these bedroom. The spacious landing has further stairs to the second floor and a converted loft space.

Second Floor

A door from the landing leads to a generous double bedroom with velux window to the rear aspect, built in storage / wardrobe and doors to further roof space storage.

Outside

The rear facing a sunny westerly direction is superbly presented with lawn and attractive borders and beds. Access to the rear is via a path leading to a conservatory/garden room. A shed and a large 30' long garage/workshop are accessed from the conservatory.

To the front of the property there is tarmacked off street parking.

Garage / Workshop

The garage / workshop measuring over 30 ft in length has been known to accommodate two or three cars whilst still providing generous storage / workspace.

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- Four Bedroom Home / Investment
 - Three Reception Rooms
 - 30 ft Garage / Workshop
 - Conveniently Located
 - Wonderful West Facing Garden
 - PP Granted for change of use to HMO



£430,000





Total area: approx. 262.8 sq. metres (2828.8 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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