



8 NEWBURY ROAD,
HORFIELD, BS7 0DS

GOODMAN
& LILLEY







8 NEWBURY ROAD

HORFIELD BS7 0DS

GUIDE PRICE
£400,000

An extended and sizeable three bedroom semi detached home located in a popular and convenient Horfield location.

Viewing is highly recommended to fully appreciate the opportunity on offer.

Summary

Comprising entrance hall, cloakroom/wc, living room, refitted kitchen, dining room and an extended family room. To the first floor there are three bedrooms and a family bathroom. On the second floor there is the added benefit of good sized loft room. The property also benefits from gas central heating & double glazing. Outside there are front & rear gardens and off road parking. We fully recommend an early internal inspection to fully appreciate what this property has to offer.

Location

Newbury Road is ideally located close to the extensive amenities of Gloucester Road, Horfield Common, and Horfield Leisure Centre, this property also benefits from proximity to major employers such as Airbus, the Ministry of Defence, University of the West of England, and Southmead Hospital. A selection of well-regarded local schools, including Filton Avenue Primary School and Trinity Academy, are within easy reach. Excellent transport links, including nearby rail and bus services, provide convenient access to the city centre and beyond.

Accommodation

Please see the floorplan for room measurements and the properties layout.

Ground Floor

Entrance Hall

Accessed via the front door. Door leading to the dining room and stairs leading upwards to the first floor. Cupboard containing metres and electrical fuse box.

Dining Room

Large room with wooden flooring and panelled feature walls. Two large storage cupboards. Double glazed window to front aspect. Door leading to the kitchen.

Kitchen

Galley style kitchen with a mixture of wall and floor mounted units. Double holed sink situated in front of double glazed window with views into the rear garden. Modern induction hobs and extractor hood. Room for a large American style fridge freezer. Seamless flow into the living room and door to downstairs WC. Double glazed door providing access to the back garden.

WC

Accessed off the kitchen. Low set WC and sink unit.

Living Room

Substantial living space with space for multiple sofas and chairs. Double glazed window to the front aspect and double glazed French doors to access the rear garden.

First Floor

Landing

Doors leading to all three bedrooms and attic room stairs, as well as family bathroom.

Master Bedroom

Decent sized master bedroom with room for potential inbuilt storage. Double glazed window to the front aspect.

Bedroom Two

A large second bedroom with double glazed window to the rear aspect.

Bedroom Three

A great sized third bedroom with ample space for bed and furniture or a very large study. Double glazed window to the front aspect.

Family Bathroom

Compact family bathroom with bath including overhead shower, sink unit and WC. Obscured double glazed window to rear aspect.

Second Floor

Attic Room

Large and added bonus loft room. Perfect for a work from home office or hobby space, Velux window providing light and ample storage into the eaves.

Outside Space

Front Garden

Stoned area providing off street parking for multiple vehicles. Large metal storage unit for tools and bikes etc, situated on a concrete base.

Rear Garden

Enclosed corner plot lawned garden with mature hedge to one side and fencing to the other. Pear trees and tomato plants show the garden receives ample sunshine.



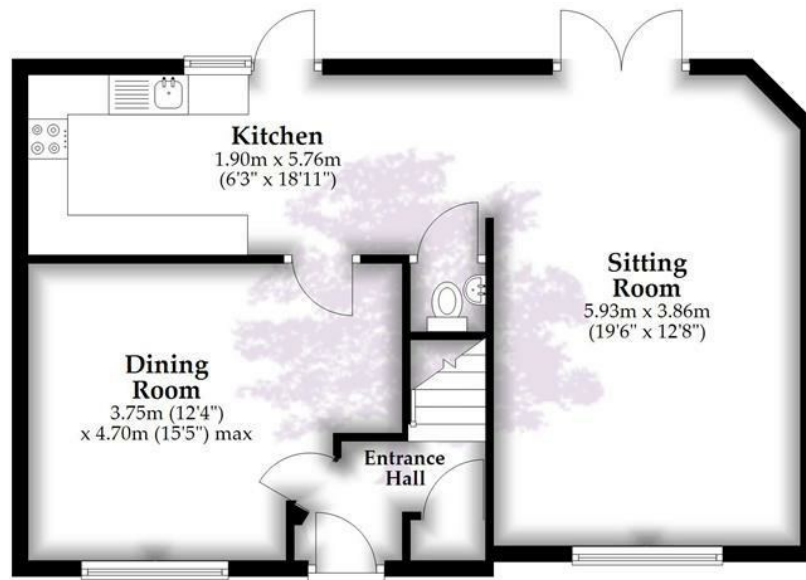
- Well Appointed Extended Three Bedroom Home
- Popular Horfield Location
- Gardens
- Off Street Parking for Multiple Vehicles.
- EPC C
- Loft Room



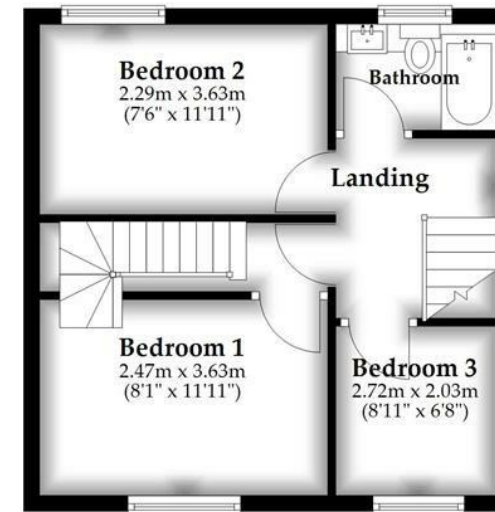


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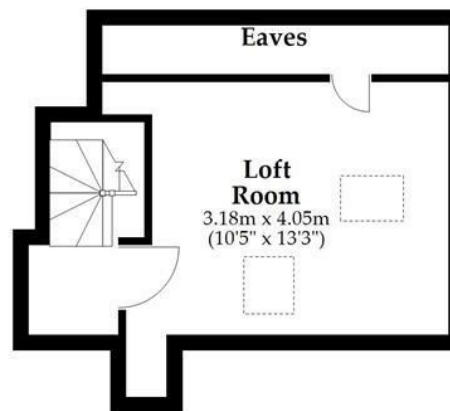




Ground Floor



First Floor



Second Floor

Total area: approx. 111.4 sq. metres (1199.4 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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