



20 ROYAL VICTORIA PARK,  
WESTBURY-ON-TRYM, BS10 6TD

---

GOODMAN  
& LILLEY



A DELIGHTFUL THREE BEDROOM MODERN TOWNHOUSE SET IN THE POPULAR AND FRIENDLY ROYAL VICTORIA PARK DEVELOPMENT WITH THE BENEFIT OF A GARAGE/UTILITY, ALLOCATED PARKING, AND A PRIVATE GARDEN.

### Location

This home is situated in a lovely tucked away position in the highly regarded Royal Victoria Park development. This development is located in North-West Bristol on the edge of Westbury-On-Trym. The development is situated in the grounds of a Georgian Country Mansion. It offers easy access to Cribbs Causeway shopping mall and the M5 at Junction 17. There are main bus routes into the City Centre and Cabot Circus on the A4018.

### Accommodation

#### Ground Floor

##### Entrance Hall

Generous entrance hall with doors to the garage, bedroom 3 / home office and a shower room, stairs to the first floor, built in boiler cupboard and door out to the rear garden.

##### Garage / Utility

Up and over door to the front, great storage with to one end fitted work surfacing, sink unit, base unit, plumbing for washing machine and space for tumble dryer.

##### Bedroom 3 / Home Office

Double doors to the rear garden.

##### Shower Room

Fitted modern suite comprising a shower cubicle, wash basin and low level WC.

#### First Floor

##### Landing

Further stairs rising to the second floor, doors to:

### Open Plan Living Area

A modern open plan space with three areas a living area with double glazed windows out to the front, a dining area and modern kitchen area with fitted wall and base units, work surfacing over, sink, integrated appliances and double glazed windows to the rear.

#### Second Floor

##### Landing

Built in storage and doors to:

##### Bedroom 1

Two double glazed windows to the rear aspect, fitted wardrobes, door to a full en suite bathroom.

##### En Suite Bathroom

Fitted modern bathroom suite in white comprising panelled bath, low level WC, wash basin and shower cubicle. Tiled surrounds.

##### Bedroom 2

Double glazed window to the front aspect, built in storage cupboard, door to the second en suite.

##### En Suite Shower Room

Fitted three piece suite with low level WC, wash basin and separate shower cubicle, tiled surrounds.

#### Outside

##### Front

Driveway parking for two cars that provides access to the property, the garage and the rear garden via a side gate.

##### Rear

A decent sized side and rear garden with patio areas and fenced borders.

- 
- Excellent Semi Detached Townhouse
  - 28 ft Open Plan Living Area
  - Driveway Parking
  - Popular Modern Development
  - Three Bedrooms
  - Garage
  - Gardens

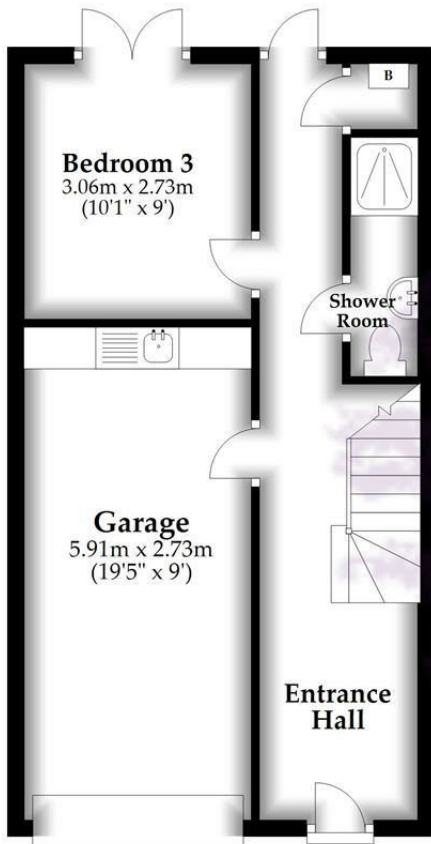


ASKING PRICE £465,000



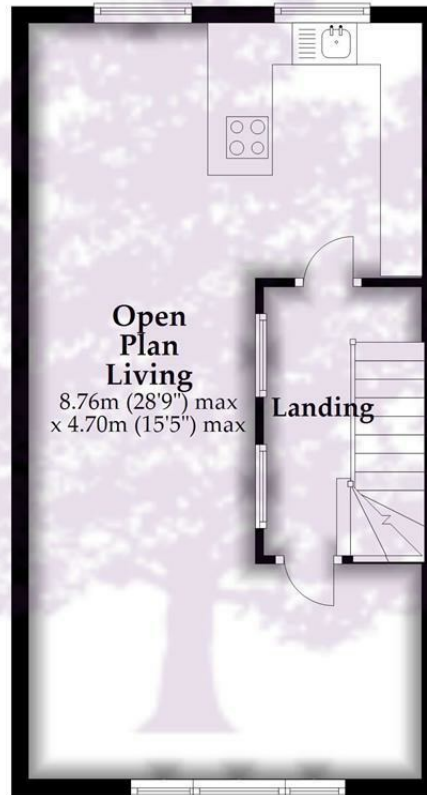
## Ground Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



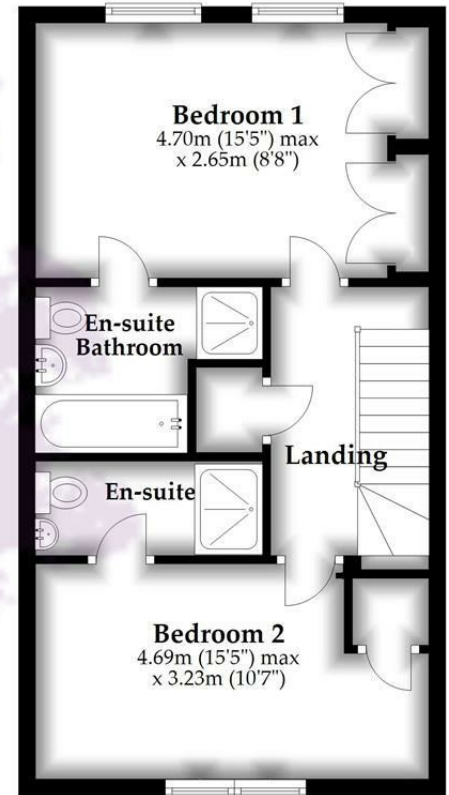
## First Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



## Second Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



Total area: approx. 128.8 sq. metres (1386.8 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.

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

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.