33 Elmfield Road,
Westbury on Trym, BS9 3HE

Goodman & Lilley

A superb one bedroomed apartment located in a wonderful position just outside of Westbury on Trym village, presented in excellent condition throughout.

Location
This apartment is excellently located for all the amenities of Westbury village as well as the superb local schools, there is also great access to Cribbs Causeway for shopping at The Mall and the motorway networks.

Accommodation
Please see the floorplan for room measurements and the property layout.

Entrance
The apartment is accessed through its own private double glazed front door to stairs to the first floor hallway.

Hallway
Light and bright with double glazed window to the front, walk in storage cupboard and doors to:

Sitting / Dining Room
A great sized reception room with space for both a sitting area and dining area, double glazed windows to dual aspects front and back of the property, radiator, fitted wooden floor.

Kitchen
To the front of the apartment with double glazed window and pleasant outlook and fitted with modern wall and base units, work surfacing over, sink unit, fitted cooker, hob and extractor hood, tiled floor, plumbing and space for a washing machine and space for a fridge / freezer.

Bedroom
A generous double bedroom located at the rear of the building with built in wardrobes and storage, radiator and double glazed window to the rear.

Study
Space for a desk.

Bathroom
Fitted modern suite comprising bath with shower fitted over, wash basin, low level WC, tiled surrounds and floor and double glazed window to the side.

Vendor Comment
"This flat is great.

The location is ideal - being so close to Westbury is a real advantage, with its independent shops and amenities, and Badocks Wood is a huge source of calm, where we walk every day. The Greenway Centre is just up the road, with a fab gym and a thriving source of community, there's also David Lloyds a 4 minute walk away. For more green, there's Canford Park and Blaise Estate super close by too.

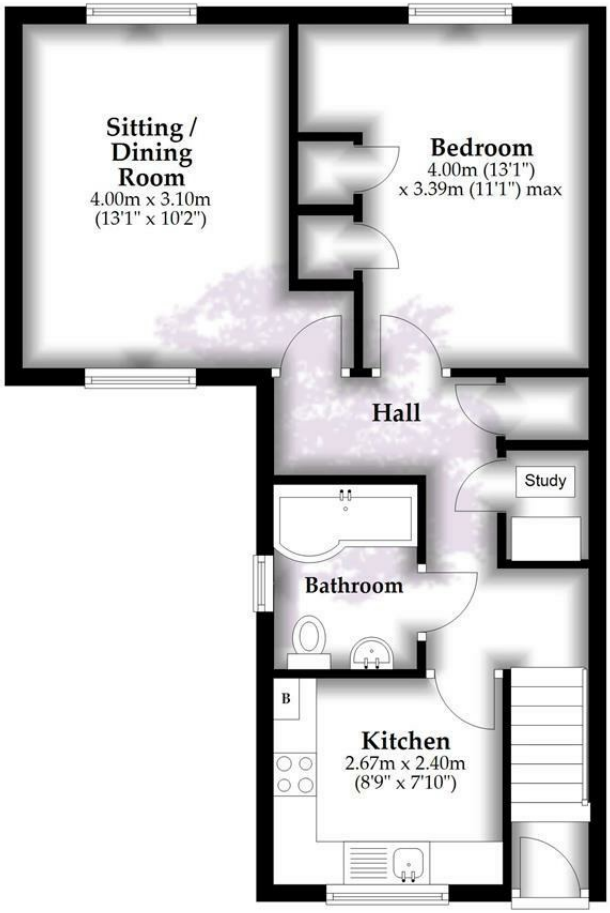
The flat is surprisingly spacious - the office room allows us both to work from home without worry - and the whole flat gets the most incredible light, the sunsets are stunning. In the summer, looking out the windows feels like you're in the canopy! The church bells on a Sunday morning are a beautiful thing too.

Recently redecorated and really looked after, this flat has been perfect for us. Now with a young child, we've just outgrown it, but we've loved living on Elmfield Road and we're excited for whoever finds their home here next."

- Superb BS9 Apartment
- One Generous Double Bedroom
- Good Sized Living Space
- Wonderfully Appointed Throughout
- A Short Walk From Westbury Village
- Viewing Highly Recommended

Asking Price £220,000

Ground Floor



Total area: approx. 48.3 sq. metres (519.9 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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