GOODMAN & LILLEY



1 SEVASTOPOL ROAD

HORFIELD
BS7 0FJ

1 SEVASTOPOL ROAD

HORFIELD BS7 0FJ

LOCATION

Situated just off of Gloucester Road and Horfield Common, close to Southmead Hospital and other major employers such as Airbus, the MOD and Rolls Royce along with the University of the West of England and Southmead Hospital.

ACCOMMODATION

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

GROUND FLOOR

Offering accommodation over three floors, the house is accessed by an entrance door to the rear of the property to a hallway with window to the rear and a staircase rising to the first floor. There is a door providing direct access into the generous garage with ample space for a car as well as an EV point and a utility room with plumbing for a washing machine.

FIRST FLOOR

The first floor provides a convenient cloakroom/WC with modern two piece suite. The full width open plan living area of over 21 ft boasts dual double glazed double doors, one opening onto a wonderful private balcony. The kitchen area offers modern fitted units with work surfacing over, integrated appliances and opens into a dining area with space for a dining table.

SECOND FLOOR

To the second floor you will find three bedrooms, the master bedroom boasting a quality ensuite shower room and fitted wardrobe, and lastly a main bathroom which is fitted with a quality modern three piece suite.























Total area: approx. 104.8 sq. metres (1128.2 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.

3 BEDROOMS
TENURE - LEASEHOLD

1 RECEPTION ROOMS
IN ALL 1128.20 SQ FT

2 BATHROOMS
COUNCIL TAX BAND - B

- Superb Gloucester Road Location
- Modern Open Plan Living Room
- Garage & Driveway Parking (EV Point)
- Three Bedroom Home
- Balcony
- Close to Major Employers

Goodman & Lilley

GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE
156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

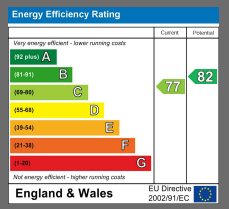
PORTISHEAD
Rembrandt House
36 High Street]
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

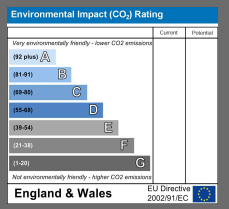
CLEVEDON
28 Hill Road
Clevedon
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

SHIREHAMPTON
9 HIGH STREET
SHIREHAMPTON
BS11 0DT
0117 213 0333
SHIRE@GOODMANLILLEY.CO.UK

LETTINGS
01275 299010
LETTINGS@GOODMANLILLEY.CO.UK

LAND & NEW HOMES
0117 213 0151
LNH@GOODMANLILLEY.CO.UK





Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm