



33 Brookleaze, Seamills, BS9 2EX

£335,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

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A superb opportunity to purchase this most pleasant semi detached home on a leafy popular tree lined road in the garden suburb of Sea Mills. Located on Brookleaze this Dorlonco constructed property has been cared for by the current owners. The accommodation presents itself as entrance hall, spacious living room, kitchen/breakfast room, downstairs bathroom at the foot of the stairs & three bedrooms, one with an en-suite. Externally there is a wonderful garden to the rear with a large lawn, there is also a patio area and a storage shed at the top of the garden, there is side access and parking to the front, the property has NO onward chain.

The location is a real plus ,there are major bus routes close by including Park-and-Ride bus stops, the A4 Portway transport link into Bristol City Centre and nearby Sea Mills train station which has a direct connection into Bristol Temple Meads. Seamills Square is also within walking distance where you can find your local shops, a small cafe and the local bus stop.

Dorlonco properties are mortgageable but lending is restricted please take advice in the first instance.

Early viewing essential as there is sure to be a high demand. Call us today and talk with one of our property professionals to arrange an internal inspection.

Tenure: Freehold

Local Authority: Bristol City Council

Council Tax B

Services: Mains Gas, Water, Drainage and Electric

- No Onward Chain
- Two Bathrooms
- Three Bedroom Semi-Detached
- Kitchen/Breakfast Room

- Double Glazing
- Large Gardens
- Close to the Local Amenities
- Gas Heating
- Parking
- Close to all Transport Links

Entrance Hall

uPVC door leading into hallway, stairs rising to first floor

Lounge

16'0" x 12'4"

Window to front and rear aspect, radiator

Kitchen

10'2" x 11'10"

Two windows to rear aspect, uPVC door leading to rear garden. Fitted with a range of wall and base units with roll top work surfaces. Gas hob, electric oven and extractor over. Stainless steel sink with mixer tap over.

Bathroom

Double glazed anel bath with shower over, pedestal sink, low level wc.

Landing

Window to rear aspect, Storage cupboard, doors to all rooms

Bedroom 1

16'0" x 11'1"

Window to rear and front aspect, radiator, door into en-suite

En-suite

Shower Cubicle, low level wc, wash hand basin in vanity unit, heated chrome towel rail.

Bedroom 2

8'11" x 11'1"

Window to front aspect, radiator

Bedroom 3

7'1" x 8'11"

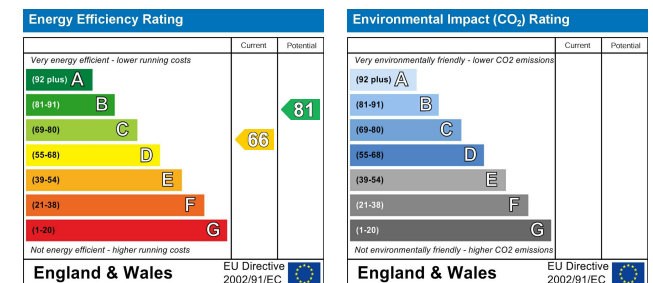
Window to rear aspect, radiator

Gardens

There are large gardens to the rear of the property which are mainly laid to lawn with a patio area and side access.

Parking

There is parking to the front for 2 vehicles.



Bristol

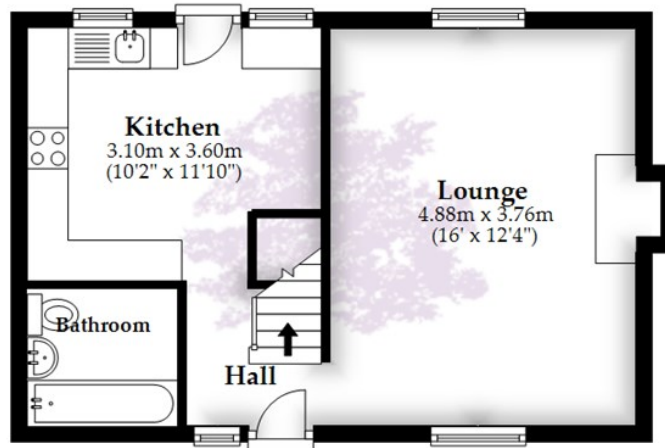
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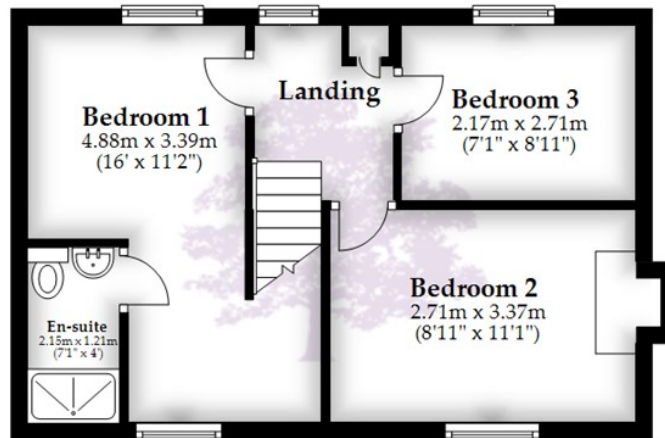
Ground Floor

Approx. 36.4 sq. metres (391.9 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.9 sq. feet)



Total area: approx. 72.8 sq. metres (783.8 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.



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 and 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.