

62 Cairns Road, Westbury Park, Bristol, BS6 7TH

£419,950



- R.G.S Catchment
- Victorian Property
- Three Double Bedrooms
- Three Bathrooms
- Large Kitchen/Diner
- Period Features
- South West Rear Aspect
- No Onward Chain

Hollis Morgan- An attractive and welcoming three double bedroom, three reception room Victorian property with the added bonus of a SOUTH west facing rear garden. Located on the ever popular " Cairns road" which falls between the Westbury Park/Redland borders and Redland Green school.

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Accommodation

THE PROPERTY

A Generously proportioned mid terraced Victorian family home set within a popular residential road on the Westbury Park/Redland Borders. The property retains many original period features and is offered in excellent decorative order having recently been renovated with the addition of a modern boiler and upgraded family bathroom. The bright and airy entrance hall leads to two reception rooms and an open plan family kitchen diner with door to the enclosed South West facing landscaped rear garden (with rear access). The first floor comprises three double bedrooms, en suite to the master bedroom and family bathroom. There is a large loft space and interested parties should note that neighbouring properties have converted this into a fourth bedroom (subject to gaining the necessary consents). NO ONWARD CHAIN.

LOCATION

Located on the lower section of the popular Cairns Road the property is only a short stroll away from Henleaze Infant and Junior school, Westbury Park Primary and Redland Green school, whilst Coldharbour Road with its range of independent shops is within a few hundred yards whilst Henleaze High Street, with a wider range of amenities such as Waitrose, is within half a mile.

ENTRANCE HALL

LIVING ROOM

15'0" x 13'7"

Bay window with original sash windows to front, Gas fireplace, Radiator and picture rail surround.

SITTING ROOM

11'6" x 11'2"

Glazed window to rear, radiator and picture rail surround.

DINNING ROOM

13'4" x 12'0"

Glazed window to side, radiator, picture rail surround and under stairs storage.

KITCHEN

12'0" x 10'3"

Modern fitted kitchen with a range of matching wall and base units, granite work surfaces, tiled splash backs, Belfast sink with mixer tap over, range gas cooker and plumbing for appliances. Double glazed window to rear and door providing access onto garden.

LANDING

BEDROOM ONE

17'3" x 15'0"

Built in storage, bay window to front with original sash windows and large radiator.

EN SUITE

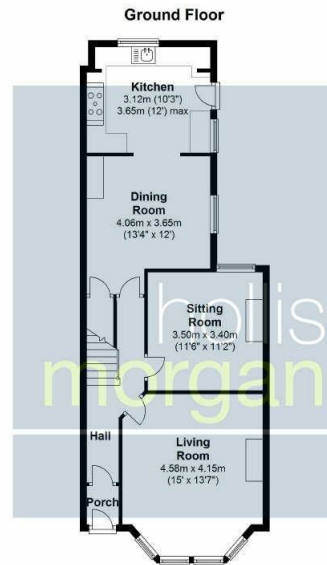
Tiled flooring, pedestal wash hand basin, W.C and separate shower cubicle. Glazed window to front.

BEDROOM TWO

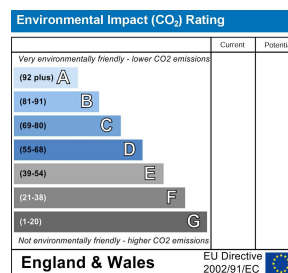
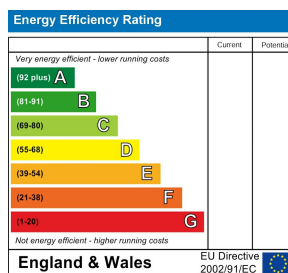
11'6" x 11'3"

Glazed window to rear, radiator and picture rail surround.

Floor plan



EPC Chart



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