



MAGGS  
& ALLEN

101 CLOVER GROUND  
HENLEAZE, BRISTOL, BS9 4UL  
£250,000

A two double-bedroom garden flat situated in a quiet spot within Westbury-on-Trym. Featuring a sizeable rear garden, its own private entrance and generous accommodation. Offered to the market with no onward chain.

## Approach

From Clover Ground, you will find a communal parking area, which offers off-street parking on a 'first-come, first-serve' basis. A pathway leads from the road to the front of the property; which features a lawned front garden and pathway to the front door.

## Summary

Entering into a spacious entrance hall, which in turn provides access to the accommodation, as well as two large storage cupboards and a utility cupboard with plumbing for a washing machine.

From the entrance hall, you will find a bright living room with a large, curved window overlooking the garden, as well as a door opening to the patio. Adjacent, the kitchen/diner is fitted with a range of wall and base units with work surfaces and a stainless steel sink. There is further space available for a fridge/freezer, cooker, and two further appliances. The space provides ample space for dining, with double doors opening into the living room to create an open-plan feel.

Both bedrooms are of a generous size; comfortably accommodating double beds with windows overlooking the garden. Opposite, the bathroom is fully tiled and fitted with a modern suite of bath with shower, toilet and sink.

Externally, the rear garden is spacious and private; comprising a large patio area for entertaining, as well as an area of lawn which is bordered by mature shrubs and flowers.

## Location

Westbury-on-Trym is a village on the outskirts of Bristol city centre dating back over a 1000 years. Named after the River Trym running through it, with a strong community feel, centred around The Holy Trinity Church. At the heart of the village is a war memorial where the three main shopping streets converge. The village boasts a good selection of local independent shops as well as cafes, banks, restaurants and family friendly pubs.

The village is ideally suited to the needs of growing families offering excellent local schools including Westbury-on-Trym Church of England Academy, Elmlea Infant School, Elmlea Junior School and Bristol Free School. The jewel in its crown has to be the ever-popular Canford Park - a family friendly recreational space with playground, tennis courts, football pitches and a bowling green.

Well-known for its 1930s architecture and well-sized gardens, Westbury-on-Trym is a stones-throw from open green spaces of The Downs, just 3 miles from the city centre and providing excellent public transport and easy access to the motorway network and Cribbs Causeway shopping centre.

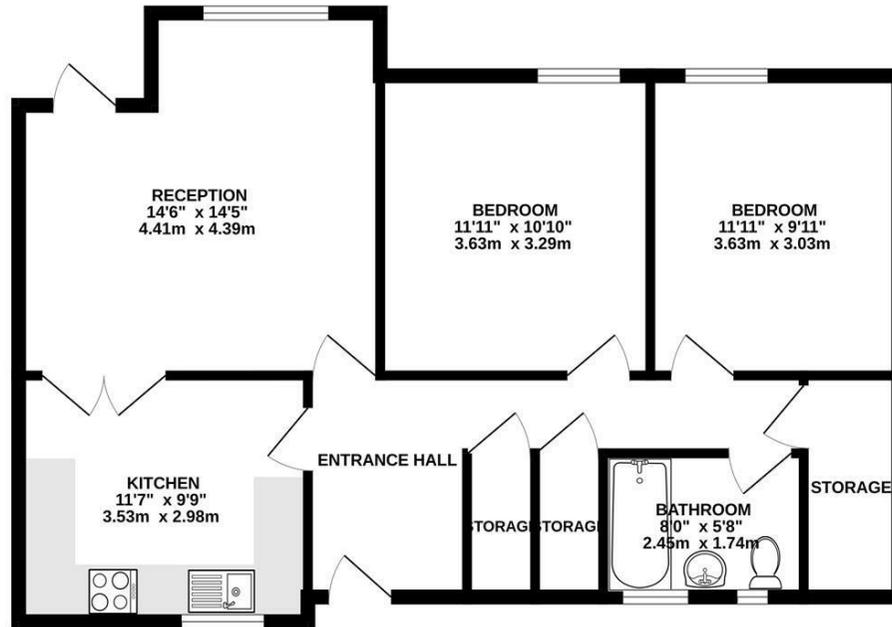
## Lease Information

We have been informed that annual ground rent is £10 and annual service charge is £363. This includes building insurance and maintenance of communal areas. There are 89 years remaining on the lease.

[If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.](#)



**GROUND FLOOR**  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Two double bedrooms
- Spacious private rear garden with patio and lawn
- Ground floor, with private access
- Generous living space and kitchen/diner
- Ample storage, with a utility cupboard plumbed for a washing machine
- Modern family bathroom
- Offered to the market with no onward chain

**Guide Price:** £250,000

**Tenure:** Leasehold

**Council Tax Band:** B

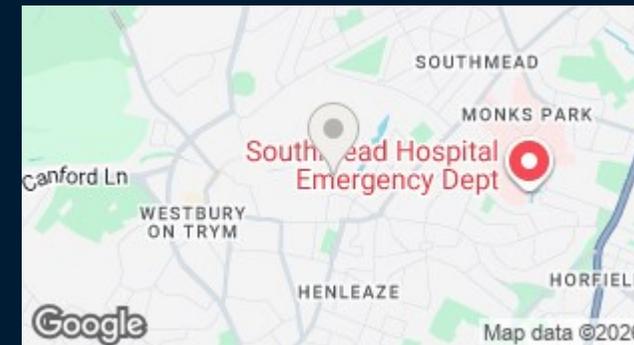
**EPC Rating:** C

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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