



MAGGS
& ALLEN

7 GRANGE CLOSE NORTH

HENLEAZE, BRISTOL, BS9 4BY

Asking Price £499,950

Situated in a convenient location close to the Henleaze High Street, comes this three-bedroom property with sizeable south-facing garden, garage and driveway parking. Offered to the market with no onward chain.

Property Details

A well-proportioned property that comprises:

Ground Floor: entrance hallway, semi open-plan lounge/dining room flowing through to a kitchen, and in turn to the garden.

First Floor: landing, two double bedrooms, one single bedroom/study, bathroom and airing cupboard.

Externally: southerly-facing, level garden mainly laid to patio and with mature shrubbery, front garden, single garage and driveway parking for one car.

An excellent modern home in a peaceful and highly regarded location, perfect as a first home or for one downsizing from a larger family house.

Viewings available exclusively through the sole agents, Maggs & Allen Estate Agents. Please call for further information.

Location

Henleaze is a suburban gem known for its diverse architecture, combining period homes and modern residences. The neighbourhood boasts a tranquil atmosphere, attracting families and professionals.

The bustling high street offers convenient access to shops and cafes, fostering a strong community spirit. Henleaze features green spaces like Henleaze Lake and Horfield Common, providing residents with outdoor leisure options.

The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, Henleaze offers a blend of residential charm and urban accessibility.

Schools

Redmaids' High School - Distance: 0.08 miles

St Ursula's E-ACT Academy - Distance: 0.18 miles

Badminton School - Distance: 0.39 miles

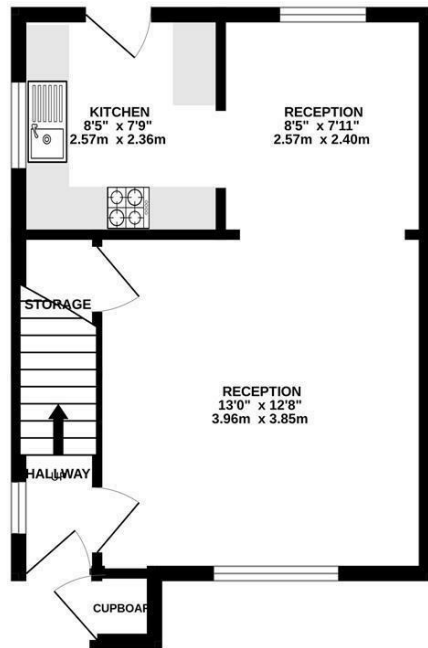
Westbury-On-Trym Church of England Academy - Distance: 0.41 miles

Henleaze Junior School - Distance: 0.51 miles

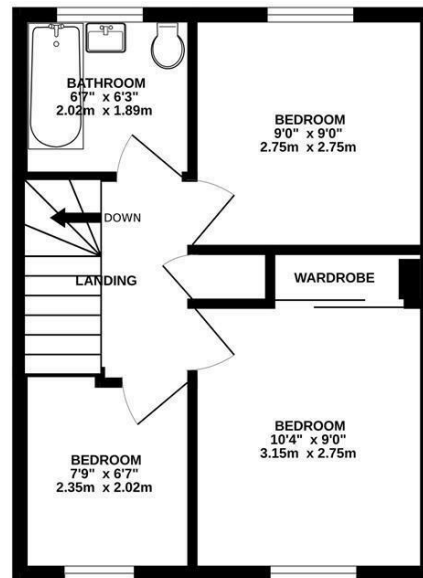
Elmlea Junior School - Distance: 0.52 miles



GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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- Modern three bedroom property
- Driveway parking and garage
- Well-sized south-facing garden
- Peaceful cul-de-sac location
- Close to Henleaze High Street
- Open-plan living space
- In need of cosmetic upgrades
- An ideal first family home or downsize
- No onward chain

Guide Price: £499,950

Tenure: Freehold

Council Tax Band: D

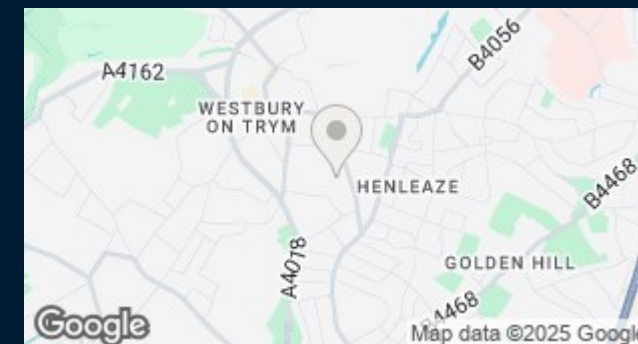
EPC Rating: C

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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