



MAGGS
& ALLEN

16 CROPTHORNE ROAD SOUTH

HORFIELD, BRISTOL, BS7 0PS

£400,000

A modern, three double bedroom townhouse offering a garage, parking and rear garden. Situated in a quiet pocket of Horfield and offered to the market with no onward chain.

Property Description

Opening into an inviting entrance hall with stairs rising to the first floor landing, access to a WC and an internal door opening to the garage. This in turn leads to a spacious kitchen/diner, spanning the width of the property with a door opening to the rear garden. The kitchen is well-appointed, and comprises a range of wall and base-mounted units with wood-effect fronts and work surfaces. The kitchen includes a freestanding double range cooker and a stainless steel sink, and provides space for a washing machine, fridge/freezer and dishwasher.

To the first floor, you will find a generous lounge with carpeted flooring throughout, an electric fireplace and twin windows overlooking the rear garden. To the front of the property, there is a double bedroom and staircase rising from the landing to the second floor.

The second floor features two spacious double bedrooms, as well as a family bathroom encompassing a three-piece suite of bath with shower over, toilet and sink. Both bedrooms benefit from fitted storage, with Bedroom One offering an en-suite shower room in addition.

Externally

From Crophorne Road South, a tarmac driveway offers space for one car, and leads to an up-and-over door providing access to the single garage.

The rear garden is well-sized, and is primarily laid to lawn with patio areas positioned to the front and rear of the garden in order to make the most of the sunlight throughout the day. You will find rear access at the back of the garden.

Location

Horfield is situated within close proximity to Gloucester Road with its vast array of independent shops, cafes & restaurants including Burra cafe, Pinkmans' Bakery and FED 313, and Bottles & Books.

The area features a blend of tree-lined Victorian streets such as Churchways Avenue, and the 1930's properties that are emblematic of the area. The open spaces of Muller Road Recreational Ground and Horfield Common are nearby as well as Horfield Leisure Centre and the Memorial Stadium.

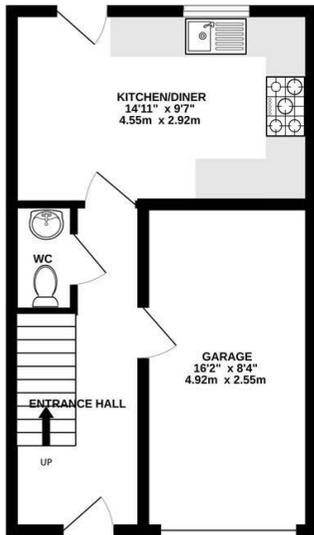
Boasting excellent schools, spacious properties, and abundant green spaces, this suburb in North Bristol has gained popularity among both families and young professionals seeking a location just beyond the Bristol City Centre.

Schools

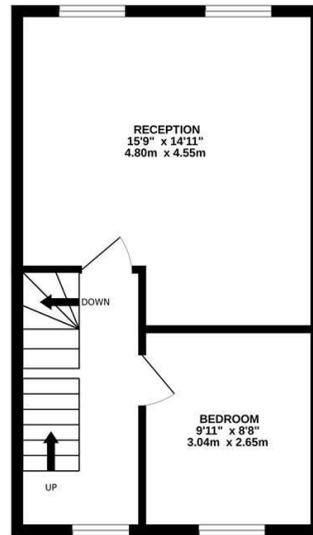
Upper Horfield Primary School approx. 0.1 miles
Orchard School Bristol approx. 0.2 miles
Shield Road Primary School approx. 0.3 miles
Charborough Road Primary approx. 0.5 miles
Filton Avenue Primary School approx. 0.5 miles



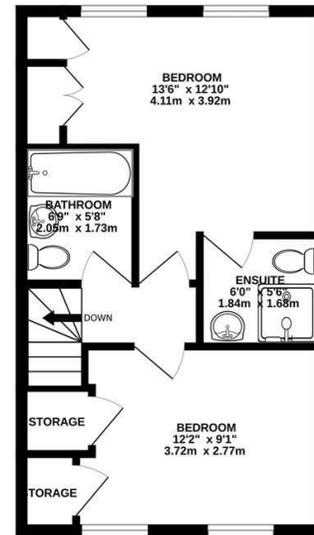
GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (107.0 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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- Contemporary, three double bedroom townhouse
- Integral garage and parking
- Generous kitchen/diner
- Two bathrooms plus a downstairs WC
- Private back garden with rear access
- Quiet location within Horfield
- Offered to the market with no onward chain

Guide Price: £400,000

Tenure: Freehold

Council Tax Band: C

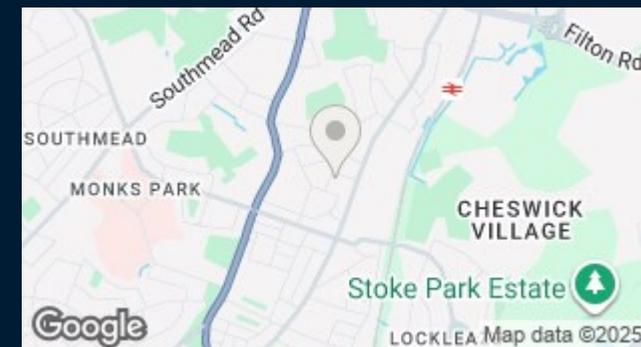
EPC Rating: C

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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