



**MAGGS
& ALLEN**

8 WELLINGTON CRESCENT

HORFIELD, BRISTOL, BS7 8SZ

Guide Price £490,000

Please be advised that 8 Wellington Crescent will be going to BEST & FINAL offers on Wednesday 31st May at 14.00 - For instructions on how to offer, please contact Maggs & Allen.

A light and bright three-bedroom semi-detached property which has an elevated position and offers open plan living, a delightful rear garden and close proximity to Horfield Common and all the amenities Gloucester Road has to offer.

Entrance into the hallway with wood effect laminate flooring and under stairs w/c and storage. The living room to the front features a large double glazed Georgian bar square bay window, picture rails, alcoves and fireplace. To the rear, there is an open plan kitchen/diner with cream base and wall units and window overlooking the side of the property. From here you access a utility area with an external door leading to the garden. The dining room has a feature fireplace, alcoves with built in storage and double patio doors opening onto the rear garden.

The stairs leading to the first floor feature a side window allowing plenty of light. There are two double bedrooms overlooking the front and rear gardens and a smaller bedroom currently used as an office, a family bathroom with bath and shower overhead, w/c and sink.

The rear garden provides a patio area with space for outside dining and steps lead to a grassed lawn with raised beds used for growing an array of vegetables. To the side, there is a shed and bin store and gate leading to the front of the property.

Ashley Down Primary School approx. 0.49km
Filton Avenue Primary School approx. 0.72km
Horfield Church of England Primary School approx. 0.874km

Location

Horfield is situated within close proximity to wide range of amenities on Gloucester Road including independent shops, cafes & restaurants. The green open spaces of Horfield Common, Muller Road Recreational Ground & the Memorial Stadium are nearby. There are good local schools close by as well as public transport links to Bristol City Centre as well

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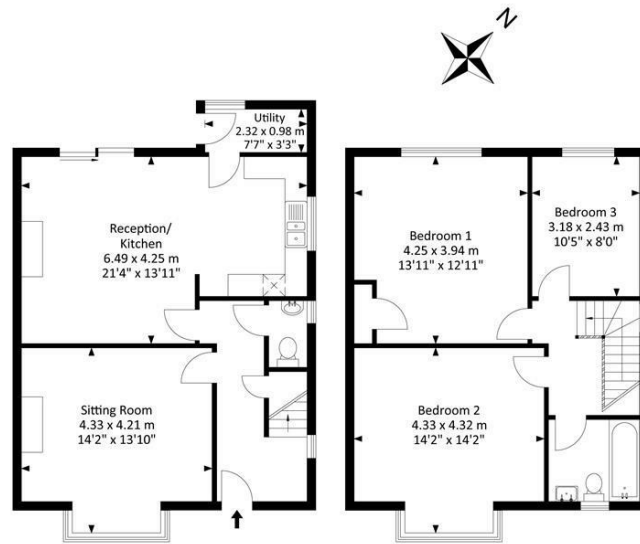
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Directions

From the Maggs & Allen office on Northumbria Drive, turn left onto Howard Road. Turn right onto Upper Cranbrook Road and then left onto Coldharbour Road. Continue straight onto Kellaway Avenue. Turn right onto Wellington Hill which turns left and becomes Wellington Crescent.



Wellington Crescent, Bristol, BS78SZ
Approx. Area 1134.30 Sq.Ft - 105.40 Sq.M



Ground Floor

First Floor

For illustrative purposes only. Not to scale.
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.
Floor plan produced by Energy Plus.



- A Light & Bright Semi-Detached Property
- 3 Bedrooms
- Open Plan Kitchen/Diner
- Gas Central Heating

Guide Price: £490,000

Tenure: Freehold

Council Tax Band: D

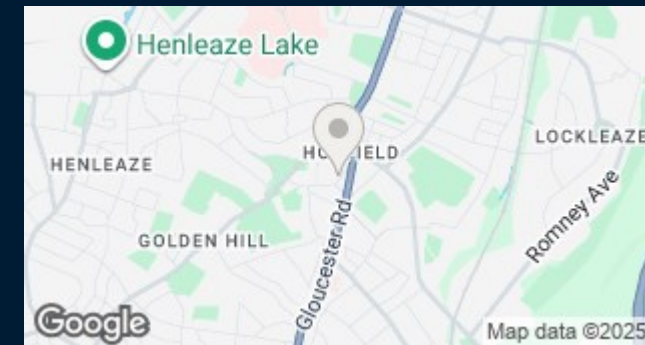
EPC Rating: D

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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