



MAGGS  
& ALLEN

102 CLOVER GROUND  
BRISTOL, BS9 4UL  
£215,000

A two double-bedroom, first floor flat located in a quiet spot within Westbury-on-Trym. Offering generous living space, its own private entrance, ample and off-street parking.

## 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 patio front garden and pathway to the front door.

## Summary

The front door opens into a ground floor entrance hall, with access to a storage cupboard and stairs rising to the main hallway; which is light and spacious; providing access to the accommodation and two very useful storage cupboards.

This in turn leads to a generous lounge, with dual windows overlooking the rear aspect. Adjacent, the kitchen/diner is fitted with a range of wall and base-mounted units with work surfaces, stainless steel sink with drainer and integrated fridge/freezer. Ample space is available for a small dining table.

Both bedrooms are sizeable doubles, offering a clean slate for decoration and windows to the rear aspect.

Also accessed via the main hallway is the bathroom; which encompasses a bath with electric shower over and sink. Next door is a separate WC, which could be knocked through to create a larger family bathroom.

## Location

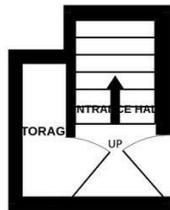
Westbury-on-Trym is a village on the outskirts of Bristol city centre dating back over a 1000 years. Named after the River Trym running through it, with a strong community feel, centred around The Holy Trinity Church. At the heart of the village is a war memorial where the three main shopping streets 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.

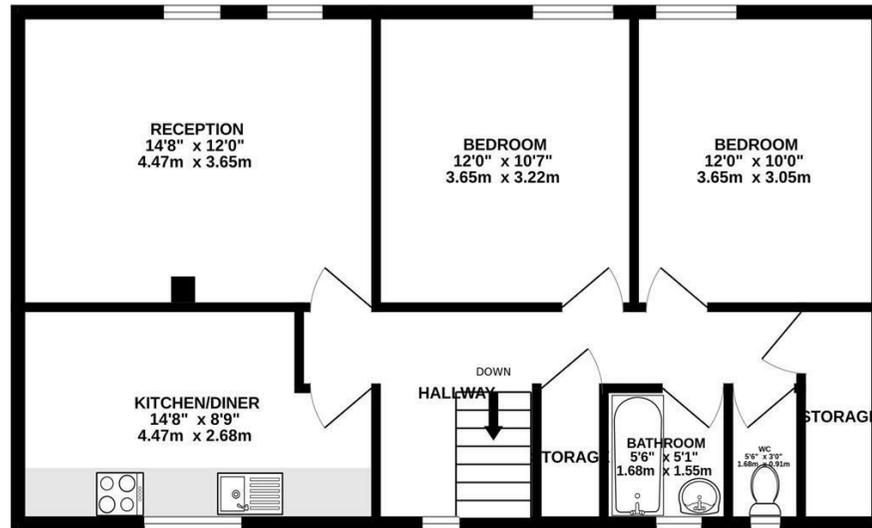
Well-known for its 1930s architecture and well-sized gardens, Westbury-on-Trym is a stones-throw from open green spaces of The Downs, just 3 miles from the city centre and providing excellent public transport and easy access to the motorway network and Cribbs Causeway shopping centre.



GROUND FLOOR  
43 sq.ft. (4.0 sq.m.) approx.



1ST FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



**TOTAL FLOOR AREA : 773 sq.ft. (71.8 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
- First floor flat with private access
- Generous living space and kitchen/diner
- Ample storage cupboards
- Modern bathroom with separate WC
- Well-maintained, with scope to personalise

**Guide Price:** £215,000

**Tenure:** Leasehold

**Council Tax Band:** B

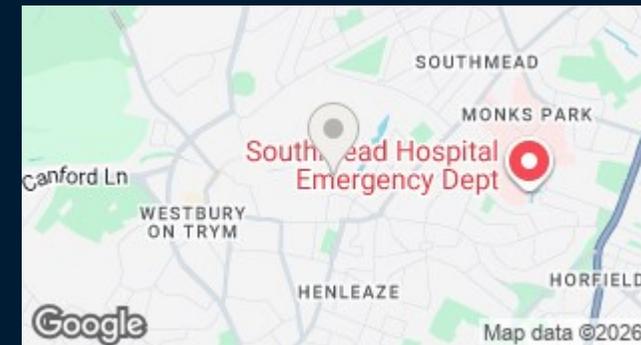
**EPC Rating:**

**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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