



**MAGGS
& ALLEN**

REAR FIRST FLOOR FLAT, 13 LINDEN ROAD

WESTBURY PARK, BRISTOL, BS6 7RJ

Guide Price £210,000

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A well-presented and recently renovated one bedroom first floor rear flat located on a popular road in BS6, being sold with no onward chain! This property benefits from being a short distance away from the local amenities on Gloucester Road & Henleaze High Street, as well as also being within close proximity to Durham Downs.

Upon entering the property, you are greeted by a hallway which could be used for storage. This then leads into the spacious reception room which has a large double glazed window providing lots of natural light. Further benefits include brand new wooden flooring, which can be found throughout most of the flat and built-in shelves. The kitchen has an electric hob & oven as well as a sink, plenty of storage units and houses the boiler. The master bedroom can be found off the reception room, and this is a large room with a built-in wardrobe. The bathroom has a bath with a shower unit overhead, W.C & a sink.

Redland Green School approx. 0.57km

Westbury Park School approx. 0.37km

Henleaze Junior School approx. 0.64km

Henleaze Infant School approx. 0.72km

Location

Westbury Park is a highly desirable and sought-after position close to the wide range of amenities on North View, Coldharbour Road, Henleaze Road and Gloucester Road. There are coffee shops, a Waitrose supermarket and a cinema, as well as a local newsagent, a butchers and fishmongers. Within proximity are a host of schools both primary and secondary, state and independent and public transport runs nearby to Bristol's City Centre and the motorway networks as well as the regional shopping centre at Cribbs Causeway. Rail services are available from Bristol Parkway train station as well as Bristol Temple Meads, which serves the country nationwide.

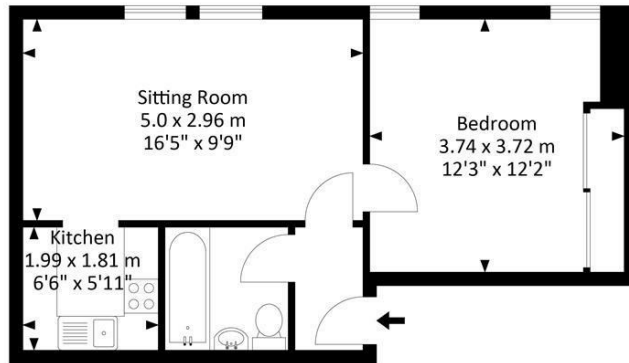
Directions

From the Maggs & Allen office on Northumbria Drive, go straight across at the traffic lights onto Linden Road.



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

Linden Road, Bristol, BS67RJ
Approx. Area 415.90 Sq.Ft - 38.60 Sq.M



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 recently renovated first floor flat
- 1 Bedroom
- Popular Location
- No Onward Chain

Guide Price: £210,000

Tenure: Leasehold

Council Tax Band: A

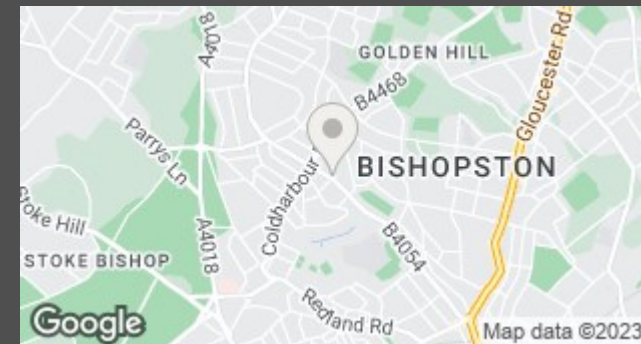
Local Authority: Bristol City Council

Vendors Onward Position: No Onward Chain

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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