



6 Water's Lane, Westbury On Trym, Bristol, BS9 4AA

Guide price £290,000

**mags  
+ allen**

estate agents



## WATER'S LANE, BRISTOL, BS9 4AA

A delightful three-bedroom mid terraced house, dating back to the 1890s which has been modernised by the current vendors in the heart of Westbury Village. The property boasts a large open plan living area, modern kitchen, three well-proportioned bedrooms, a modern bathroom and a low maintenance South facing rear garden.

Entering through an internal porch, the open plan living room is to your left. This is a spacious and versatile room with a feature fireplace, new wooden flooring and sliding double glazed doors to the garden. There is an under stairs cupboard accessed from the reception room, which is great storage and currently houses the washing machine. The kitchen has been recently fitted and features modern white units, a Samsung oven with gas hob, extractor, integrated dishwasher, sink and door to back garden. The combi boiler is also located in the kitchen and is brand new.

On the first floor there are three bedrooms and a bathroom. The master bedroom is a generous room with useful and attractive built in storage to one wall. The second bedroom is also a double, and the third a single, or study. The modern bathroom has WC, sink unit with storage and a bath with shower over.

Externally, the house has an easy to maintain South facing private rear garden. There is a wooden decked patio area beside the double doors from the living room. There are also some raised flower beds with attractive planting.

Westbury-On-Trym Church Of England Academy approx 338m  
St Ursula's E-Act Academy approx 650m

### Location

Waters Lane is set within close proximity to the shops and local amenities of Westbury-on-Trym village and Henleaze High Street. The property is close to Red Maids School, Badminton School, Elmlea, Westbury-on-Trym C of E Academy, St Ursula's and the new secondary school Bristol Free, as well as being a convenient location for motorways, Cribbs Causeway, Blaise Castle and Southmead Hospital.

### Directions

From the Maggs & Allen office on Northumbria Drive, continue along Henleaze Road. At the mini roundabout take the first exit onto Henleaze Road. Turn right onto Westbury Road and then turn right onto Westbury Hill. Turn right onto Water's Lane. Number 6 will be on the left.

### Room Sizes

Sitting Room/Dining Room 6.90m x 4.53m (22'8 x 14'10)

Kitchen 3.19m x 1.96m (10'6 x 6'5)

Bedroom One 4.53m x 2.80m (14'10 x 9'2)

Bedroom Two 2.71m x 2.28m (8'11 x 7'6)

Bedroom Three 2.32m x 1.68m (7'7 x 5'6)



**Guide Price: £290,000**

**Tenure:** Freehold (information supplied by [eservices.landregistry.gov.uk](http://eservices.landregistry.gov.uk))

**Council Tax Band:** B

**Local Authority:** Bristol City Council

**Vendors Onward Position:** The Vendors have informed us that they will be making an onward purchase.

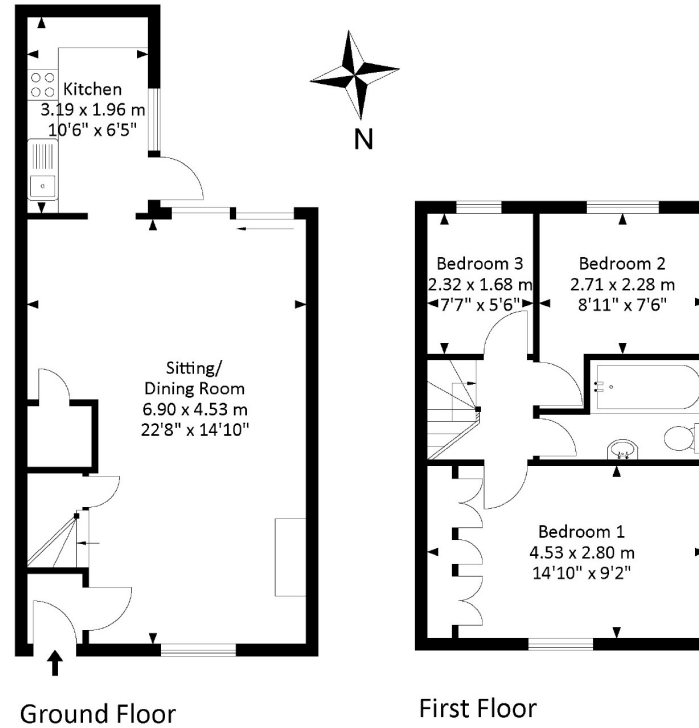
**Viewing:** By appointment only.

**Our Office:** 0117 949 9000

**Important Note:** 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.

**Waters Lane, Westbury-on-trym, Bristol, BS94AA**

Approx. Area 738.0 Sq.Ft - 68.60 Sq.M



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100 <b>A</b>		69	88
81-91 <b>B</b>			
69-80 <b>C</b>			
55-68 <b>D</b>			
39-54 <b>E</b>			
21-38 <b>F</b>		G	
1-20 <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Mid Terrace-Cottage
- 3 Bedrooms
- Brand New Kitchen

- Modern Bathroom
- South Facing Garden
- Open Plan Living Room.





0117 949 9000 | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)  
60 Northumbria Drive, Henleaze, Bristol, BS9 4HW | [www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale.