



13 CHURCH ROAD,
HORFIELD, BS7 8SA

**GOODMAN
& LILLEY**



AN ATTRACTIVE, THREE DOUBLE BEDROOM BAY-FRONTED VICTORIAN HOME PRESENTED IN SUPERB CONDITION THROUGHOUT AND WITHIN EASY REACH OF VIBRANT GLOUCESTER ROAD, POPULAR LOCAL PRIMARY SCHOOLS AND WITH HORFIELD COMMON ON THE DOORSTEP.

Accommodation

Ground Floor

Entrance

Via a front door to:

Entrance Hall

Fitted wooden floor, stairs to the first floor and period paneled doors to:

Sitting Room

With double glazed bay window to the front aspect, feature cast iron fireplace with tiled inserts.

Dining Room

Fitted wooden floor, feature cast iron fireplace, built in dresser, under stair storage, double glazed window to the rear.

Kitchen / Breakfast Room

Fitted modern kitchen with wall and base units, sink unit, tiled surrounds, integrated appliances, tiled effect floor, double window to the side and door to the rear garden. Doorway to:

Utility Room

Further fitted units, space for washing machine and dryer, tile effect floor, double glazed window.

First Floor

Bedroom One

A spacious main bedroom with double glazed bay window to the front, built in storage.

Bedroom Two

To the rear with double glazed window and additional velux roof light.

Bathroom

Fitted with a white suite comprising paneled bath with shower over, wash basin and low level wc. Double glazed window to the rear.

Second Floor

Stairs from the first floor landing.

Bedroom Three

A generous room currently used as a bedroom with two velux windows, and access to further roof space storage.

Outside

Front

Small front garden, paved and providing access to the entrance door.

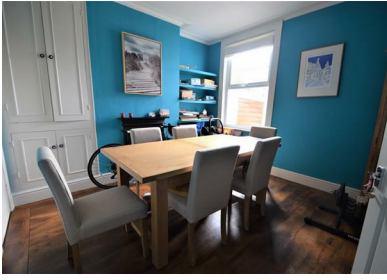
Rear

The house enjoys a wonderful attractive enclosed rear garden with lawn and patio bordered by shrub and flower beds.

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- Superb Period Home
 - Well Appointed Throughout
 - Generous Bathroom
 - Utility Room
 - Excellently Located
 - Three Bedrooms
 - Kitchen / Breakfast Room
 - Attractive Rear Garden

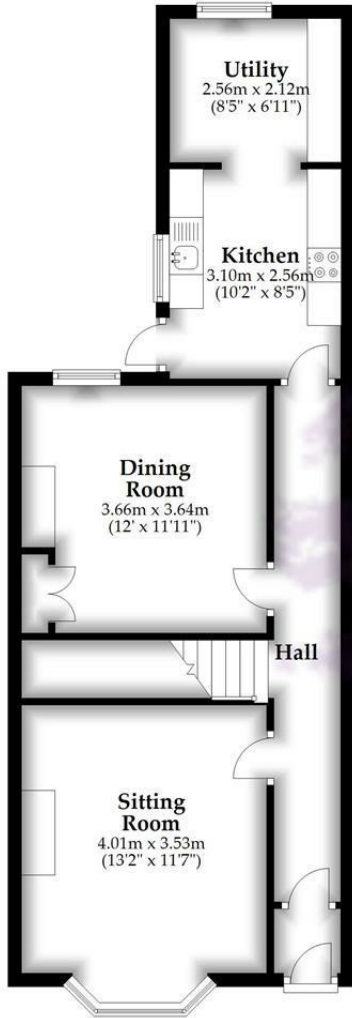


£440,000



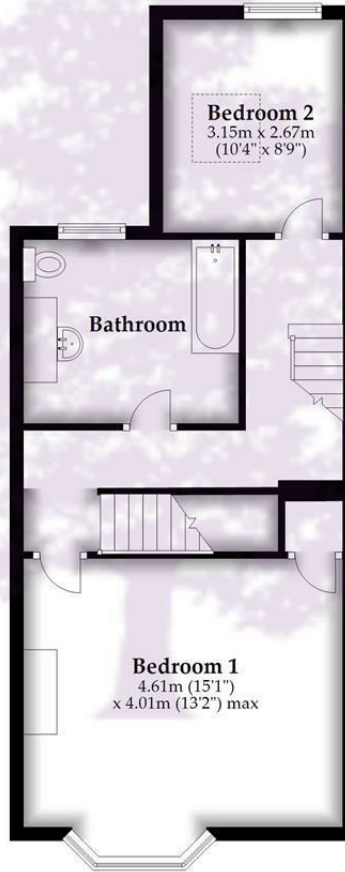
Ground Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



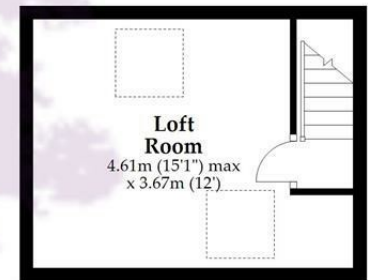
First Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



Second Floor

Approx. 17.4 sq. metres (186.8 sq. feet)



Total area: approx. 122.1 sq. metres (1314.4 sq. feet)

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