



30 CHERINGTON ROAD,
WESTBURY-ON-TRYM, BS10 5BJ

**GOODMAN
& LILLEY**



A SUPERB THREE BEDROOM EXTENDED SEMI DETACHED FAMILY HOME, SITUATED ON A SOUGHT AFTER ROAD CLOSE TO GOOD SCHOOLING, BETWEEN BOTH WESTBURY ON TRYM VILLAGE AND HENLEAZE HIGH STREET WHICH OFFER A WIDE VARIETY OF SHOPS AND RESTAURANTS.

Location

This is a fantastic opportunity to purchase a well presented family home in a popular suburb of Bristol, situated within reach of Bristol city center, The Mall at Cribbs Causeway and also Southmead super hospital. This property is certain to attract a great deal of interest, call today to view.

Call, Click or Come in and visit our experienced sales team- 0117 2130777/ henleaze@goodmanlilley.co.uk

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: D

Services: Mains Gas, Water, Drainage and Electric.

Accommodation

Ground Floor

The ground floor with entrance hallway and doors to all rooms, has extended accommodation that offers generous living space and comprises a well proportioned sitting room with attractive sliding doors that provide access to a second reception room behind, originally the dining room that in turn has a door back to the entrance hallway and double doors out to the rear garden. Next is a downstairs cloakroom fitted with wc and a wash basin, a useful utility room and the wonderful extended kitchen / dining room with fitted units, integrated appliances and space for a dining table. There is access to the rear garden from the kitchen /dining room, reception two and the utility room which also provides access to the attached garage.

First Floor

This wonderful homes first floor offers three double bedrooms, bedroom two having en suite facilities, and the master bedroom with fitted wardrobes. The superb bathroom is at the rear of the property and is fitted to a high standard with a modern white suite.

Outside

There are both front and rear garden with this home the front setting the house nicely back from the road with gated access to the driveway, garage and front door. The attractive rear garden is generously sized (18 meters in length) and offers a wonderful family space with the majority laid to lawn, also offering patio areas and a timber built workshop.

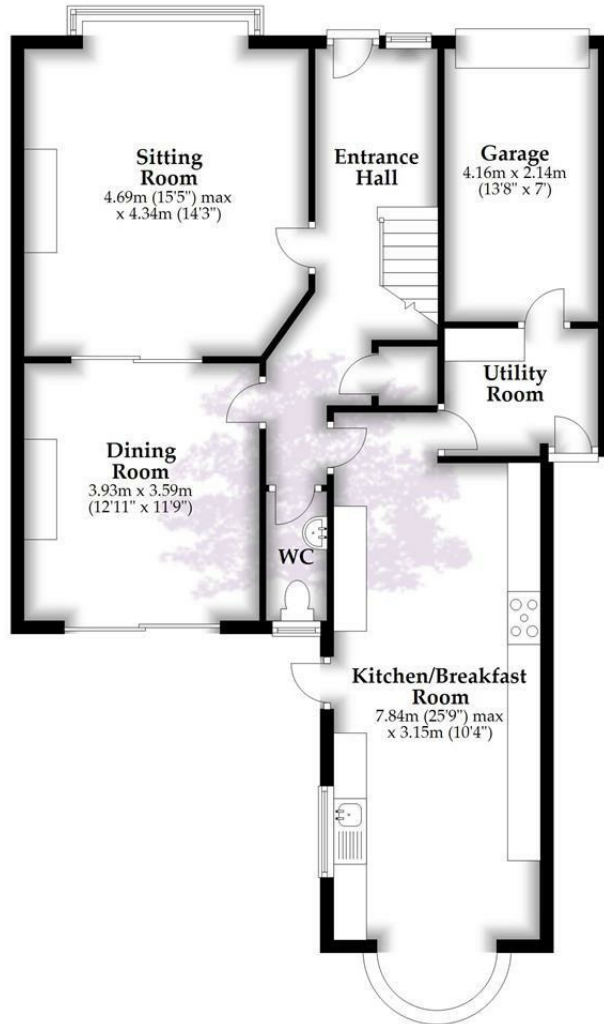
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- Superb Semi Detached Home
 - Close to Great Schools
 - Extended Kitchen / Dining Room
 - Downstairs Cloakroom
 - Garage
 - Sought After Road
 - Three Bedrooms
 - Utility Room
 - Attractive Garden
 - Driveway Parking



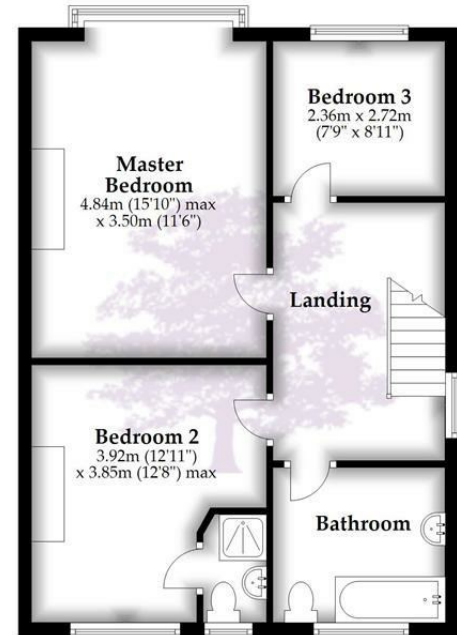
£565,000



Ground Floor
Approx. 90.7 sq. metres (976.1 sq. feet)



First Floor
Approx. 55.9 sq. metres (601.7 sq. feet)



Total area: approx. 146.6 sq. metres (1577.8 sq. feet)

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