



14 CHURCH ROAD,  
HORFIELD, BS7 8SA

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**GOODMAN  
& LILLEY**



AN EXCELLENT OPPORTUNITY TO PURCHASE A RENOVATED TWO DOUBLE BEDROOM PERIOD HOME WITH GENEROUS OPEN PLAN KITCHEN / DINING SITUATED IN A VERY POPULAR LOCATION CLOSE TO THE VARIOUS SHOPS AND AMENITIES OF GLOUCESTER ROAD AND CLOSE TO HORFIELD COMMON. A SUPERB HOME THAT MUST BE SEEN.

### Location

The property is ideally located just a short stroll away from Horfield Common with its tennis courts, community café and children play area. Close to the popular Gloucester Road and its many independent shops, supermarkets, cafés and restaurants and within close proximity to the outstanding OFSTED rated Bishop Road Primary School and Ashley Down Primary School.

### Accommodation

#### Ground Floor

##### Entrance Hall

A wonderful entrance to the house with feature leaded glass above the entrance door, stairs rising to the first floor and stripped wooden doors to the ground floor rooms.

##### Sitting Room

With double glazed bay window to the front elevation, bespoke fitted blinds, original floors, ceiling rose, period fireplace, fitted storage / shelving to the recesses.

##### Open Plan Kitchen / Dining Room

A newly converted superb open plan space incorporating both a dining area and excellently fitted kitchen.

##### Dining Area

Engineered oak flooring, feature period fireplace, under stairs storage, fitted dresser to one recess, double glazed double doors to the utility and opening into the kitchen.

##### Kitchen

New fitted quality kitchen complete with stone worktops, solid oak units, breakfast bar, integrated appliances to include Bosch dishwasher, Samsung fridge/freezer, Neff hob and hidden extractor fan/lights, Belfast sink and engineered oak flooring.

### Utility

With a newly fitted pitched tiled roof, doors to the rear garden.

### First Floor

#### Landing

Stripped wooden doors to both bedrooms.

#### Bedroom One

Double glazed bay window to the front aspect, bespoke fitted blinds, fitted wardrobe and window seat, corridor to the bathroom.

#### Bedroom Two

Double glazed window to the rear, fitted wardrobe, door leading to the bathroom via the internal corridor.

### Bathroom

Wonderfully fitted with a quality four piece white suite that includes a free standing bath, separate shower cubicle, low level WC and wash basin, tiled walls and floor, cupboard housing the gas boiler and a double glazed window to the rear.

### Outside

#### Gardens

The front garden sets the house nicely back from the road with gated access to a Victoria paved pathway to the entrance door.

There is also south facing rear garden with split leveled patio areas, outside shed all being fully enclosed.

### Other Information

- External maintenance work in 2019 – replaced rear fascia, guttering, roof felt and small chimney repairs
- Internal maintenance work in 2019 – new roof for lean to
- New Valliant boiler – installed 2019 (complete with app technology to control temperature via phone)
- New electric consumer unit – replaced 2019

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- Superb Period End Of Terrace
  - Two Double Bedrooms
  - Well Presented Throughout
  - Excellent Gloucester Road Location
  - Open Plan Kitchen / Dining Room
  - South Facing Garden

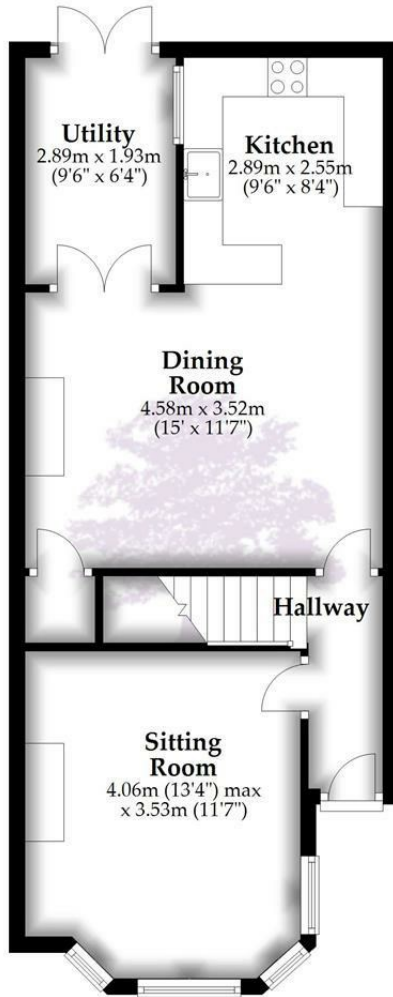


£425,000



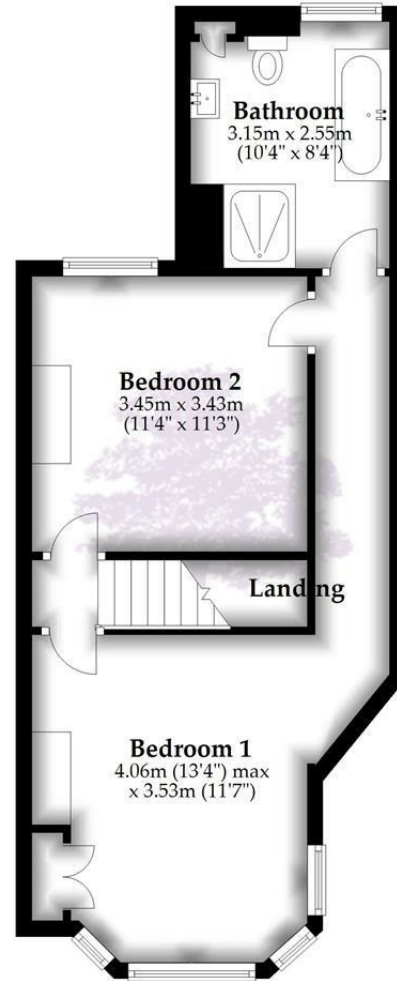
## Ground Floor

Approx. 50.7 sq. metres (545.2 sq. feet)



## First Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



Total area: approx. 95.2 sq. metres (1025.2 sq. feet)

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