



Wordsworth Road, Bristol BS7 0EE

welcome to

Wordsworth Road, Bristol

This superb two bedroom coach house represents a rare offering given the space, private entrance, site position and very generous garage below with opportunity to re-purpose. The well presented home is light and bright and benefits from freehold status and highly convenient location.

Wordsworth Road Entrance

The entrance is granted from the front aspect beyond the driveway space and decorative gravel raised bed. The private front door leads inwards.

Entrance Hall And Staircase

You enter into the light and bright entrance hallway. (The wall immediately to the left divides the hallway from the garage). Light is shared from the main living area given the open staircase and auditorium style balustrades/hand rail at the top level.

Living Room

16' 9" max x 12' 2" max (5.11m max x 3.71m max)
The main living room is spacious and sits at the heart of this home. Dual/Tri aspect credentials are achieved given the front facing windows and further windows to the rear in the open kitchen. The room very comfortably accommodates lounging furniture, dining table and 'work from home' desk should that be required. Finished to a good standard with wooden laminate flooring. Twin radiators, twin pendant lights and further window to the side aspect!

Kitchen

10' 10" max x 5' 7" max (3.30m max x 1.70m max)
Very well equipped fitted kitchen that includes huge light and pleasant rear facing views. The wall and base units include integrated spot lights, gas hob, brushed steel extractor, integrated fridge and freezer plus oven and stainless steel sink and drainer. Finished to a good standard and ideally placed (and sociable) being open to the main living space.

Central Hallway

Here features a continuation of the wooden

laminate flooring for unity. Loft access is granted here via ceiling hatch as is useful storage. All further rooms lead from this space.

Bedroom 1

14' 1" max x 8' 11" max (4.29m max x 2.72m max)
Well proportioned double bedroom to include built-in storage. The window to the front aspect grants lovely light and a pleasant outlook. Finished to a good standard with wooden laminate flooring and painted feature wall.

Bedroom 2

10' 6" max x 9' max (3.20m max x 2.74m max)
The second bedroom is also presented to a high standard and AGAIN offers lovely light and pleasant outlook. Also finished with wooden laminate flooring as through the property and stylish neutral colours.

Bathroom

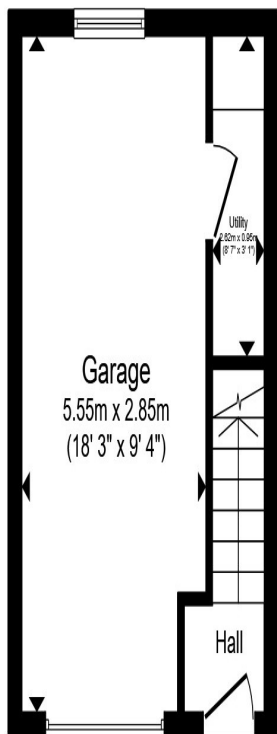
9' 2" max x 6' 10" max (2.79m max x 2.08m max)
Well proportioned three piece bathroom to feature an oversized tub and shower over bath with curved glass screen. Complete with spot lights and ceiling mounted extractor.

Garage

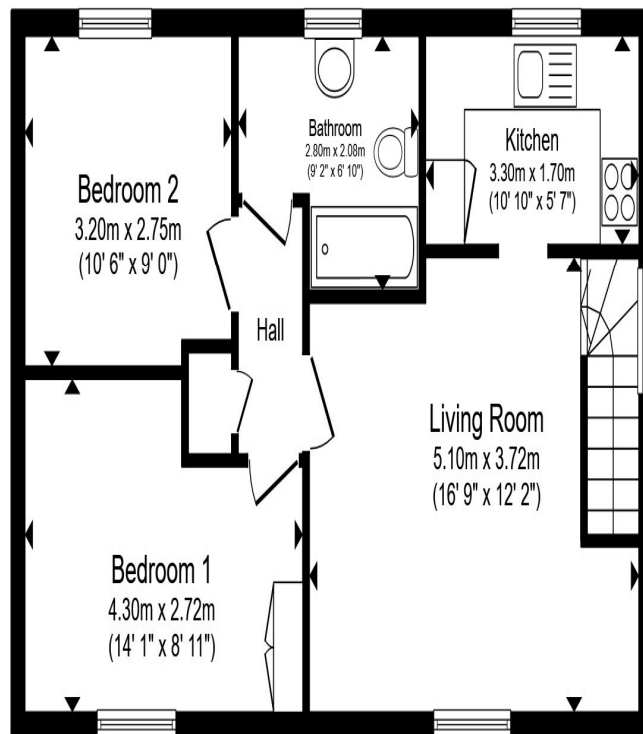
18' 3" max x 9' 4" max (5.56m max x 2.84m max)
The spacious garage below is entered via up-and-over doors and leads to the extremely useful utility space with boiler, power and space for white goods. There is a rear facing window and we suggest that there is an opportunity to re-purpose subject to normal planning and regulations.

Agents Notes

Offered with NO CHAIN and vacant possession.



Ground Floor



First Floor

Total floor area 73.1 m² (787 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Wordsworth Road,
Bristol

- Desirable Two Bedroom Coach House / Rare Offering
- Convenient Location Adjacent to Filton Avenue
- Very Generous Garage Below / Potential to Re-Purpose
- Two Double Bedrooms / Separate Fitted Kitchen / Loft Space
- Open-Plan Living and Dining / Gas Central Heating / Double Glazing

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£260,000



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Property Ref:
STG110168 - 0004

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