



Westbury-on-Trym | Guide Price £645,000

leese
& nagle 

21 Barley Croft

Westbury-on-Trym,
Bristol BS9 3TG

- 4 Bedrooms
- Semi Detached
- Elmlea and Bristol Free School Catchment
- Lovely Rear Garden
- Off Street Parking and Garage
- No Onward Chain
- In Need of Modernisation

A fantastic opportunity to purchase this family home within a wonderful community, that has been under the same ownership for over 60 years. In need of modernisation and offering great scope and potential as well as excellent local schooling including the highly sought after Elmlea and Bristol Free School, this property is sure to have a wide audience. Further benefits include the lovely south-easterly rear garden, off street parking, garage and no onward chain.

The property is accessed to the front into a useful porch with a tiled floor and wall lights. Opening into the welcoming entrance hall with beautiful parquet flooring, access to the lounge, kitchen, understairs storage and stairwell to the first floor. The lounge is to the front with window, parquet flooring, decorative fireplace and access to dining area. The kitchen/breakfast room is to the rear of the property and boasts a range of wall and base units, worktops, sink/drain, access to dining area as well as the conservatory. The dining area could lend itself as versatile accommodation and could be a great family room or a lovely formal dining room. The conservatory is spacious and connects wonderfully with the garden and benefits; power, heating and lighting with a wooden floor. The final area to the ground floor is a rear lobby and downstairs shower room with obscured window to rear, shower cubicle, low level WC, wash hand basin, extractor fan and tiled flooring.





To the first floor, the landing gives passage to the bedrooms, the bathroom and separate WC, window to side and access to loft. All of the bedrooms are great family bedrooms with a range of views. The bathroom is to the rear with obscured window, bath with shower attachment, wash hand basin with vanity unit and is partly tiled. The WC is separate with obscured window to rear.

Outside, to the front is a garden area laid to lawn with a low-level wall and some mature shrubs and trees as well as pathway to the house. The driveway allows for up to 2 cars and is brick paved.

The garage is accessed via the driveway and has an up and over door, is ample in size measuring at 19' x 14'. Furthermore, it benefits power and lighting as well as wall mounted Vaillant gas combination boiler, plumbing for washing machine and has great scope.

Being offered with no onward chain, this house is sure to be popular, so viewing is highly advised.



Directions

From our Stoke Lane office turn left and continue on Stoke Lane. Take your first left onto Great Bockeridge. Then a right onto Reedley Road followed by your first left onto Brainsfield. The next right takes you onto Barley Croft and several hundred yards down the road and to your left is the property.

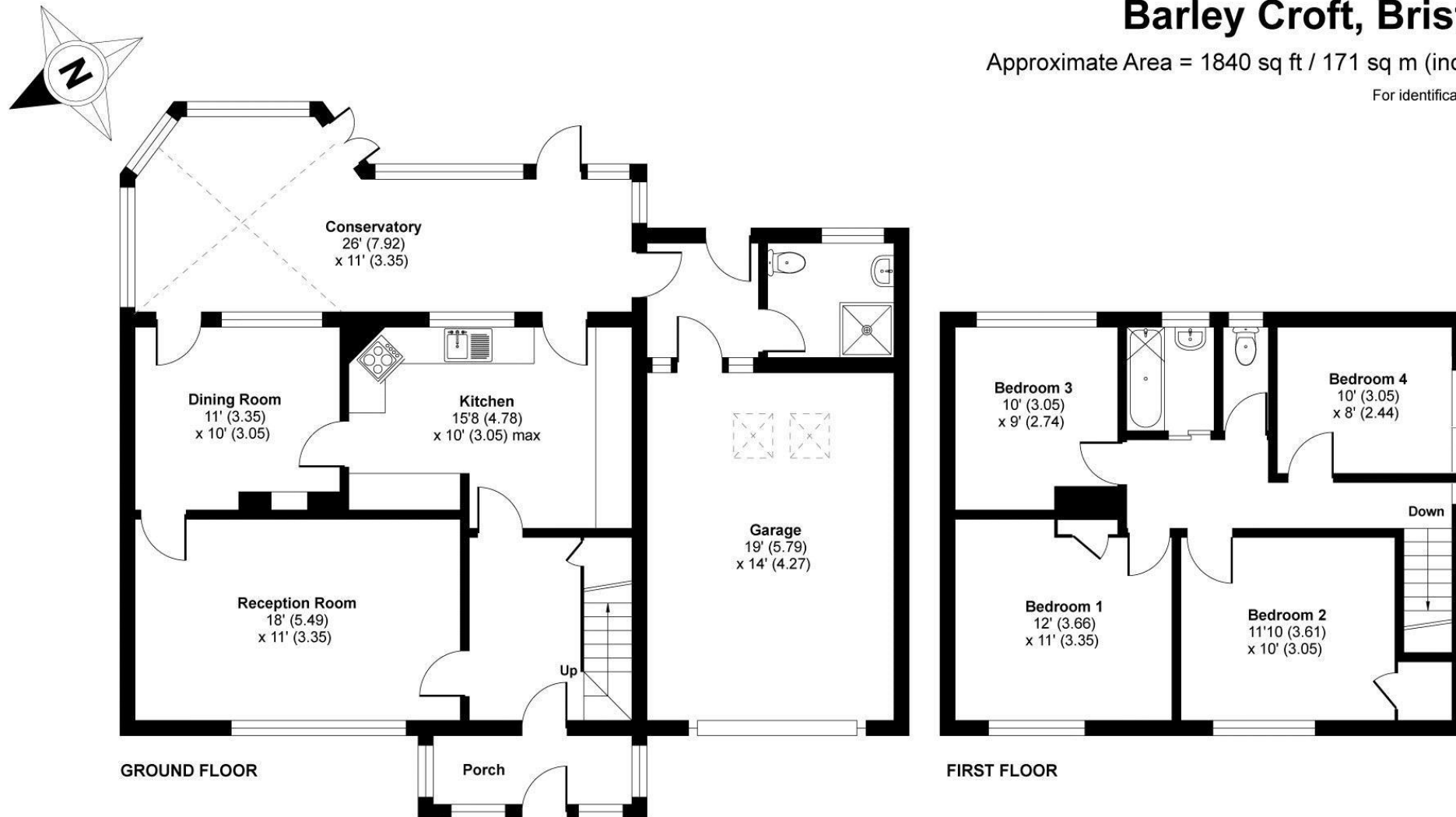
Energy Performance Certificate
Rating E



Barley Croft, Bristol, BS9

Approximate Area = 1840 sq ft / 171 sq m (includes garage)

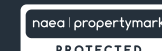
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
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Westbury-on-Trym Office
125 Stoke Lane,
Westbury-on-Trym,
Bristol, BS9 3RW
T 0117 962 2299
wot@leeseandnagle.co.uk
leeseandnagle.co.uk