



cj HOLE
est. 1867

14 Aust Lane, Bristol, BS9 3HB

£375,000

Situated within easy reach of Westbury-on-Trym Village, this well-positioned three-bedroom family home offers convenient access to a wide range of local shops, cafés, restaurants and excellent transport links, with leisure facilities such as David Lloyd also close by.

- Council Tax Band: C
- Freehold
- EPC: C
- Three family bedrooms
- Modern kitchen and bathroom
- Useful storage throughout
- Low maintenance front and rear gardens
- Within easy reach of Westbury-on-Trym village
- Close to transport links



The property is entered via a central entrance hallway, providing access to the principal ground floor accommodation. To the rear, a spacious lounge/diner spans the depth of the property, benefitting from a dual-aspect layout that allows for an abundance of natural light. This bright and versatile living space enjoys direct access to the rear garden, creating an ideal setting for both everyday living and entertaining.

The kitchen is thoughtfully arranged in a practical U-shaped configuration, offering ample worktop space, a range of fitted units and integrated appliances. Additional storage is provided by a useful walk-in cupboard, along with further space beneath the stairs.

To the first floor, a central landing leads to three well-proportioned bedrooms. The principal bedroom is positioned to the front of the property, with a second double bedroom also enjoying a front-facing aspect. The third bedroom overlooks the rear garden, providing a pleasant outlook. A cupboard on the landing houses the gas combination boiler.

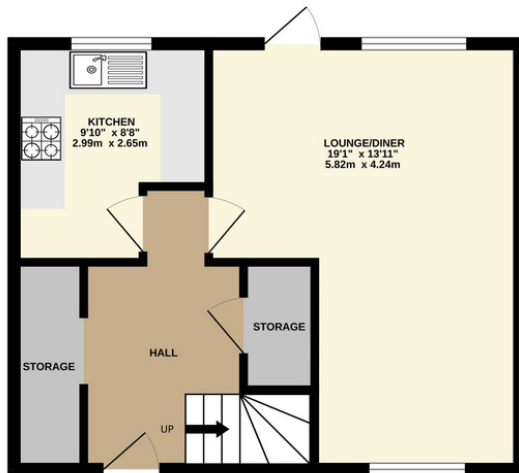
The family bathroom is fully tiled and fitted with a modern three-piece suite, comprising a bath with shower over, wash hand basin set within a vanity unit, and a heated towel rail.

Externally, the property benefits from both front and rear gardens. The rear garden offers a private and secluded setting, bordered by mature trees and established planting, with a patio area ideal for outdoor seating and steps rising to a lawn, all enjoying an open outlook beyond. To the front, the garden is similarly enclosed and well-maintained, featuring artificial lawn, mature borders and fenced boundaries, and benefits from a sunny aspect.

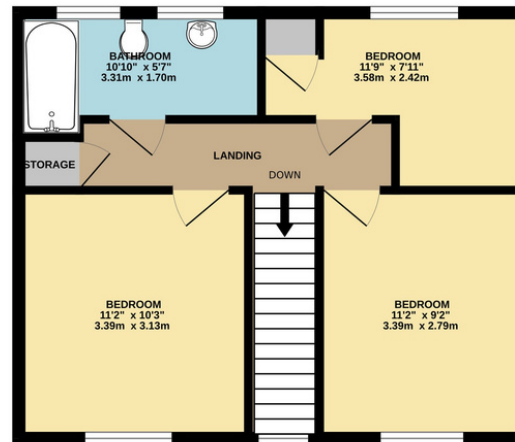




GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.1 sq.m.) approx.

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