



# Grange Close North, Henleaze, Bristol BS9

£495,000 Freehold

Corner-plot cul-de-sac semi

## Description

Situated just off "millionaire's row" Grange Park, between Henleaze and Westbury Village, this 1980s semi-detached house occupies a corner plot with a south-facing aspect to the rear. The house has two bedrooms plus a nursery or child's bedroom or study, plus an open-plan lounge and dining room downstairs. There would appear to be a chance to extend the house, with the added bonus of having a garage and driveway at the end of the garden which, if the neighbouring two-car driveway also belongs to the property (your solicitor will clarify this), offers further opportunity to enlarge the garage.

Council Tax Band: Band D (£2,345.24 per annum 2023/24)

Tenure: Freehold

## Tenure

Freehold



## GROUND FLOOR:

### Porch

Double-glazed front door; built-in storage cupboard; glazed door into...

### Hall w: 4' 2" x l: 4' 2"

Staircase and twin handrails rising to first floor; double radiator; glazed door into...

### Lounge w: 12' 8" x l: 12' 7"

Double-glazed window to rear; full-width stone fireplace and surround, with fitted electric fire, polished-wood mantelshelf and matching shelves for TV, satellite box etc; door into built-in storage cupboard; coving; TV pt; square archway into...

### Dining Room w: 8' 2" x l: 7' 9"

Double-glazed door and full-height window to rear; double radiator; half-glazed folding door into...

### Kitchen w: 8' 6" x l: 7' 10"

Double-glazed window to front; tiled floor; half double-glazed door to side; range of fitted base and wall units, in woodgrain effect, with rolled-edge marble-effect worktops and tiled splashbacks; inset single-bowl single-drainer stainless steel sink unit with mixer tap; electric cooker pt; plumbing for washing machine; space for fridge/freezer; Ideal Logic gas-fired combi boiler.

## FIRST FLOOR:

### Landing

Double-glazed window to front; timber balustrade; built-in storage cupboard with shelving; loft hatch; smoke detector.

### Bedroom One w: 9' 10" x l: 9' 1"



Double-glazed to rear; built-in double wardrobe with mirrored sliding doors; TV and phone pts; radiator.

### **Bedroom Two**

**w: 9' 4" x l: 8' 10"**

Double-glazed window to rear; radiator.

### **Bedroom Three**

**w: 7' 8" x l: 6' 6"**

Would need a little ingenuity to be used as a bedroom, otherwise makes a great study; double-glazed window to front; TV pt; radiator.

### **Bathroom**

**w: 8' 6" x l: 7' 10"**

Frosted double-glazed window to side; scalloped suite in white comprising pedestal wash basin, w.c. and panelled bath with glazed screen, tiled surround and shower; half-tiled walls; mirrored cabinet; shaver pt; radiator.

### **EXTERNAL:**

#### **Front Garden**

Open-plan, consisting mainly of gravel, bushes and shrubs; paved path to front door; gas and electricity meter hatches.

#### **Side**

Fenced, with wrought-iron gate; outside tap; canopy over side (back) door; paved path to...

#### **Rear Garden**

**w: 45' x l: 23'**

In the shape of an arc (measurements are longest length and average width); south-facing; fenced surround; full-width paved patio and step up to large gravel area with corner beds and central circular feature; paved area at end (possible base for shed?).

#### **Garage**

**w: 17' x l: 8' 2"**

Detached to the rear; brick-built under pitched/tiled roof; up-and-over door; off-street parking in front or one car; additional double-length driveway to side which apparently belongs to the house (please check this with your



legal representative).

## **GENERAL:**

### **Tenure**

Freehold.

### **Council Tax Band**

Band D (£2,345.24 per annum 2023/24)

## **IMPORTANT:**

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Please note that no services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies him/herself as to their operating efficiency before proceeding with a purchase. Please also note that photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

## **INTERESTED?**

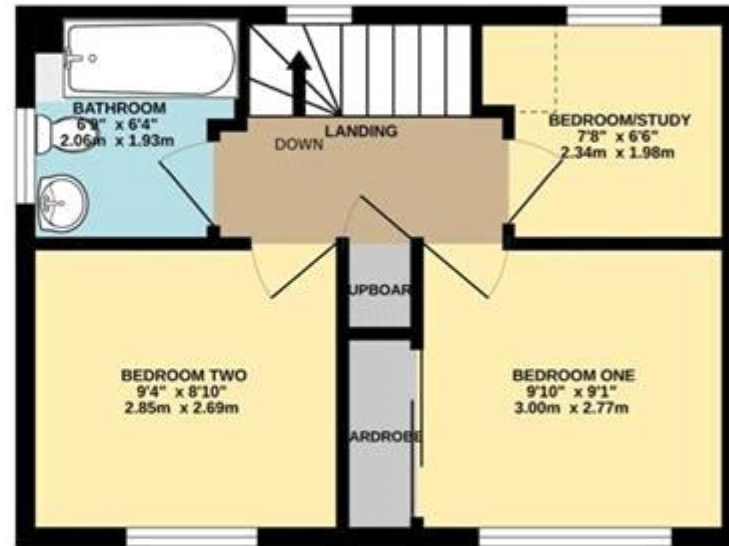
If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.

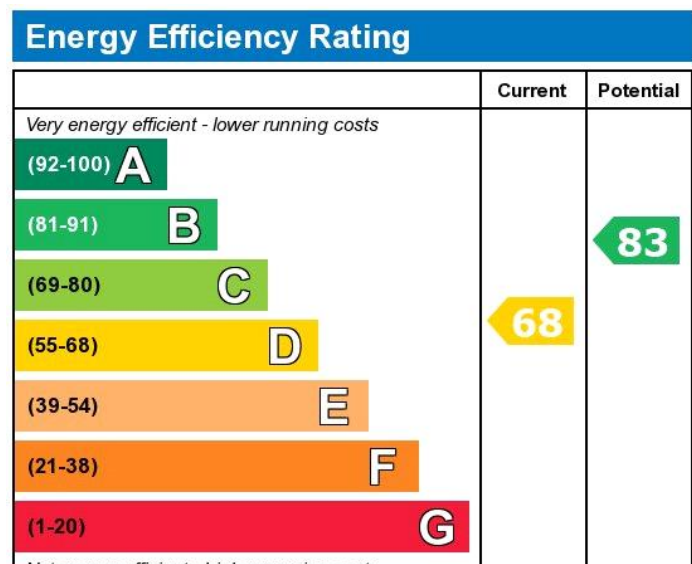


1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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