



11 WIGTON CRESCENT,  
SOUTHMEAD, BS10 6DU

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GOODMAN  
& LILLEY



A THREE BEDROOM END TERRACE HOME WITH GARAGE, DRIVEWAY PARKING AND WONDERFUL GARDENS SITUATED CLOSE TO LOCAL EMPLOYERS, SUCH AS AIRBUS AND SOUTHMEAD HOSPITAL, GOOD LOCAL SCHOOLS AND LOCAL BUS ROUTES TO THE CITY CENTRE, GLOUCESTER ROAD AND CRIBBS CAUSEWAY.

**Accommodation**

Please see the floorplan for room measurements and the property layout.

**Entrance Porch**

With door from the front garden and door to the entrance hall.

**Entrance Hallway**

Stairs to the first floor and doors to:

**Sitting Room**

Double glazed window to the front aspect, radiator and a feature gas fire.

**Kitchen**

Fitted with built in storage, work surfacing over, tiled surrounds, sink unit, gas cooker, plumbing and space for a washing machine, double glaze window to the side and rear, double glazed door out to the rear porch and door to the dining room. Wall mounted gas central heating boiler.

**Dining Room**

Double glazed window to the rear, radiator.

**Rear Porch**

With doors to a workshop, storage and a downstairs toilet, and with door out to the rear garden.

**Workshop**

With power and windows to the side and the rear.

**WC**

Fitted toilet, window to the side.

**First Floor**

**Landing**

Built in storage, doors to:

**Bedroom One**

Double glazed window to the rear, fitted and built in storage, radiator.

**Bedroom Two**

Double glazed window to the front, built in storage, radiator.

**Bedroom Three**

Built in storage, double glazed window to the front aspect, radiator

**Shower Room**

Walk in wet room with tiled walls, shower enclosure, toilet and wash basin, double glazed window to the rear and radiator.

**Outside**

**Gardens**

The property is set in above average sized gardens to the front, side and rear comprising of lawn areas and a patio.

**Garage and Driveway**

There is a detached single garage located to the side of the property and accessed by a driveway.

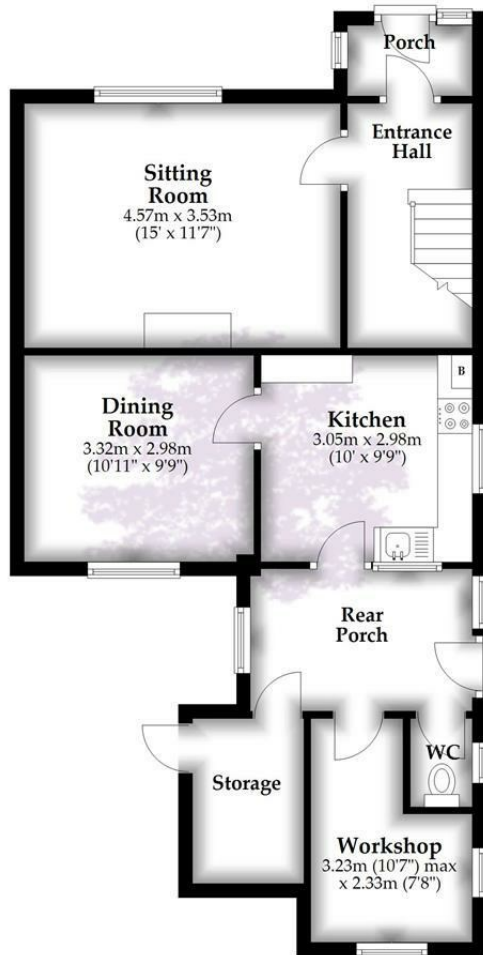
- Three Bedroom End of Terrace Home
- Detached Garage
- Gas Heating
- Generous Gardens
- Double Glazing
- Viewing Highly Recommended



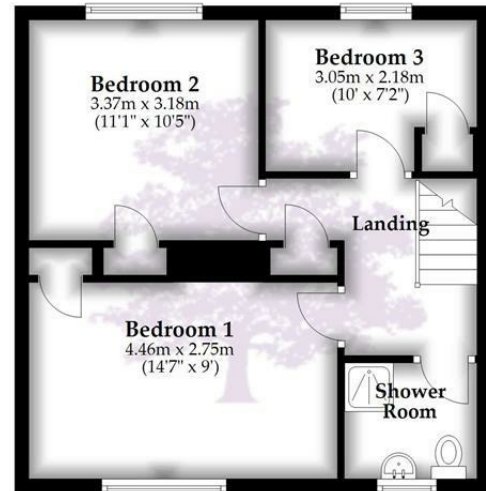
GUIDE PRICE £315,000



## Ground Floor



## First Floor



Total area: approx. 106.3 sq. metres (1144.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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