9 Corston Walk, Shirehampton, BS11 9RB

£325,000

GOODMAN & LILLEY

THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

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Located in the cul-de-sac of Corston Walk, Shirehampton, this beautifully presented semi-detached house offers a perfect blend of comfort and modern living.
With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The home boasts a newly fitted kitchen, designed with both style and functionality in mind, making it a joy to prepare meals. Additionally, the property features a contemporary shower room upstairs, along with a convenient downstairs WC, ensuring that the needs of a busy household are well catered for.

Outside, you will find good-sized gardens that offer a delightful space for outdoor activities or simply enjoying the fresh air. The property also benefits from parking for two vehicles, a valuable asset in today's busy world.

This charming residence is not only beautifully presented throughout but also conveniently located, providing easy access to local amenities and transport links.

Whether you are looking to settle down in a peaceful neighbourhood or seeking a family home with ample space, this property is sure to impress. This home is not just a property; it is a place where memories can be made.

The location is ideal for commuters with ease of access to the motorway and all transport links both in and out of the city, the Portway Park & Ride, and the train line that links directly to Bristol Temple Meads. There are good schools nearby, and the property is also a stones throw to the village of Shirehampton with all its amenities, health centre, cafes, eateries and pubs.

Please book your viewing today, either Call, Click or Come in and visit our experienced sales team- 0117 2130333/shire@goodmanlilley.co.uk.

Tenure: Freehold

Local Authority: Bristol City Council Tel: 0117 922 2000

Council Tax Band: B

Services: Mains Gas, Water, Electric and Drainage

- 3 Bedroom Semi-Detached House
- Beautifully Presented Throughout
- Newly Fitted Kitchen and Shower Room
- Cul-de-Sac Location
- Large Rear Gardens
- Parking for 2 Cars

Location

This is an ideal location being just walking distance to the local village. Shirehampton train station provides direct access into Bristol Temple Meads via Clifton Down, and the buses on the Portway lead straight onto the City Centre, all within close walking distance too. For cyclists, it offers a level route into Bristol, whilst the motorway network is around a 5 minute drive away.
There is plenty of green space around too The estates of Blaise Castle & Kings Weston are both within walking distance, as is the river Avon allowing for riverside walks.

Entrance Hall

Entrance via uPVC door into hallway, stairs rising to first floor, cupboard.

Living Room

12'0" x 15'10"
Two uPVC double glazed windows to front aspect, column design radiator

Kitchen/Breakfast Room

7'4" x 15'10"
Two uPVC double glazed windows to rear aspect, understairs storage cupboard, door into lobby and wc. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel gas hob, electric double oven, enamal belfast sink with mixer tap over. Integrated fridge and freezer, integtrated dish washer.

Lobby

uPVC double glazed door leading into garden

WC

uPVC double glazed window to rear aspect, low level wc, column design radiator

First Floor Landing

uPVC double glazed window to side aspect, access to loft space.

Bedroom 1

12'0" x 11'10"
uPVC double glazed window to front aspect, fitted wardrobes, radiator

Bedroom 2

7'4" x 12'1"
uPVC double glazed window to rear aspect, radiator.

Shower Room

8'11" x 4'0"
uPVC double glazed window to rear aspect, double shower enclosure, low level wc, wall mounted sink, heated chrome towel rail.

Bedroom 3

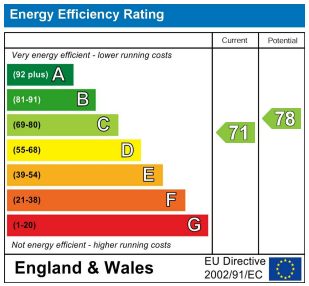
8'8" x 7'2"
uPVC double glazed window to front aspect, radiator

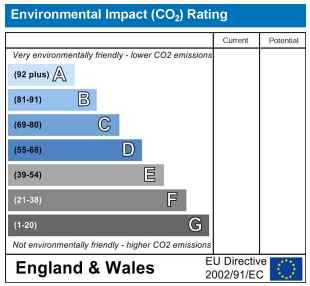
Gardens

There are good sized gardens to the rear that are mainly laid to lawn.

Parking

There is parking to the front for 2 vehicles,





Bristol
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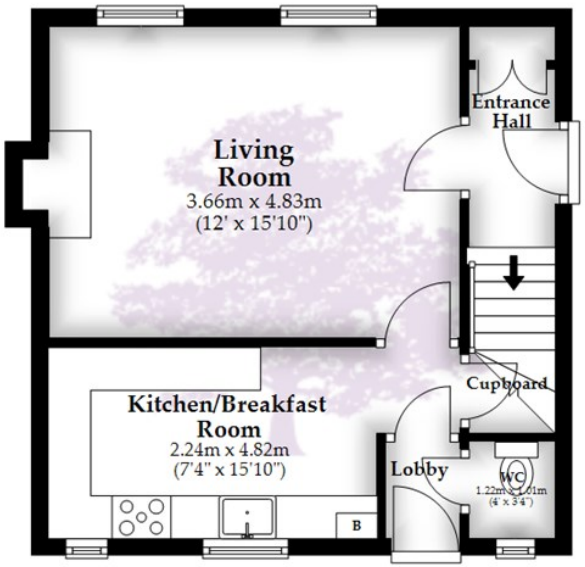
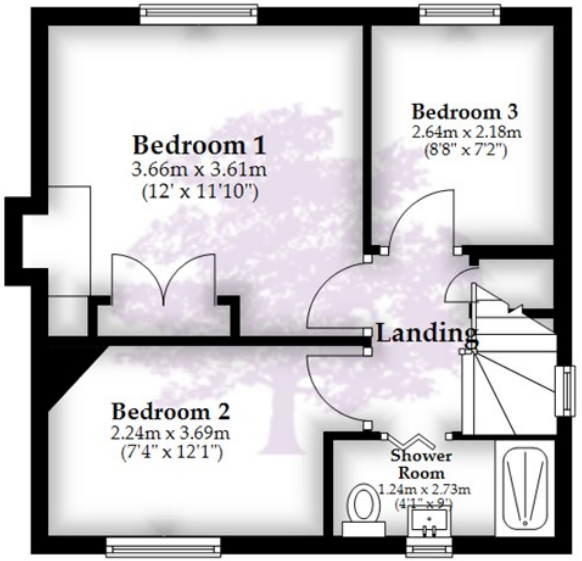
SIEMENS

Ground Floor



First Floor



Total area: approx. 71.6 sq. metres (770.9 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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