



86 LOWER HIGH STREET,  
BRISTOL, BS11 0AW

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**GOODMAN  
& LILLEY**



## Area

Shirehampton's Lower High Street is a well-connected, popular residential area on Bristol's edge, known for its village feel with local shops, pubs, and green spaces like St. Mary's Park, offering a mix of older homes and modern developments, excellent transport links (A4 Portway, M5/M4 access, train station), and close proximity to amenities and employers like Avonmouth. Despite being in Bristol, it retains a village feel with independent shops, bus stops, and a community feel, known locally as "Shire". Excellent links via A4 Portway to Bristol City Centre, M5/M4 motorways, and Shirehampton Railway Station.

## Porch

Entrance via composite door into porch, door leading to hallway

## Entrance Hall

Stairs rising to first floor

## Kitchen

uPVC double glazed window to front aspect, fitted with a range of wall and base units with roll top work surfaces, central island breakfast bar with stainless steel gas hob and rising plug unit. Stainless steel one and a half bowl sink with mixer tap over, plumbing for washing machine and dish washer, electric oven.

## Dining Room

Window to rear aspect, door leading to rear garden, uPVC double glazed patio doors leading to front garden, large pantry with space for fridge freezer

## Living Room

Sliding patio doors leading to rear garden, radiator, fireplace with log burner.

## First Floor Landing

Stairs leading to loft room

## Bedroom 1

Window to rear aspect, Combi-Boiler, radiator

## Bedroom 2

Window to front aspect, radiator

## Bathroom

Window to front aspect, fitted with panel bath with shower over, pedestal sink, low level wc, heated towel rail

## Loft Room

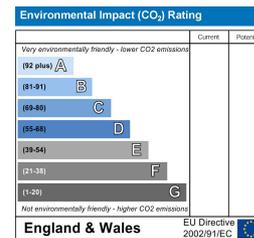
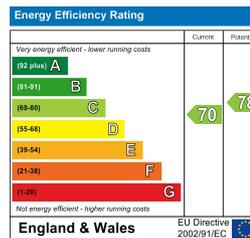
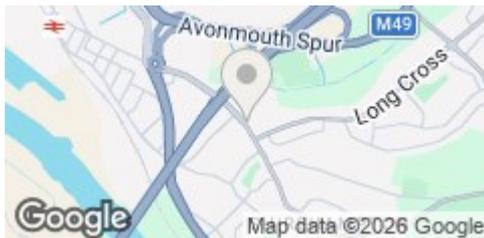
Window to front aspect, storage for wardrobe

## Gardens

There are gardens surrounding the property. The rear garden benefits from a large workshop, perfect for storage, hobbies or home projects. Private off-street parking is also available and can accommodate a large vehicle. The front gardens are sunny and laid to patio with access to the front.

## Parking

There is parking to the rear of the property



- 3 double bedrooms, including a loft conversion with front dormer
- Lounge with feature fireplace and exposed floorboards
- Low-maintenance garden, plus a generous south-facing front garden

- Excellent transport links: walking distance to Shirehampton train station and nearby bus stops with services into Bristol and towards Cribbs Causeway

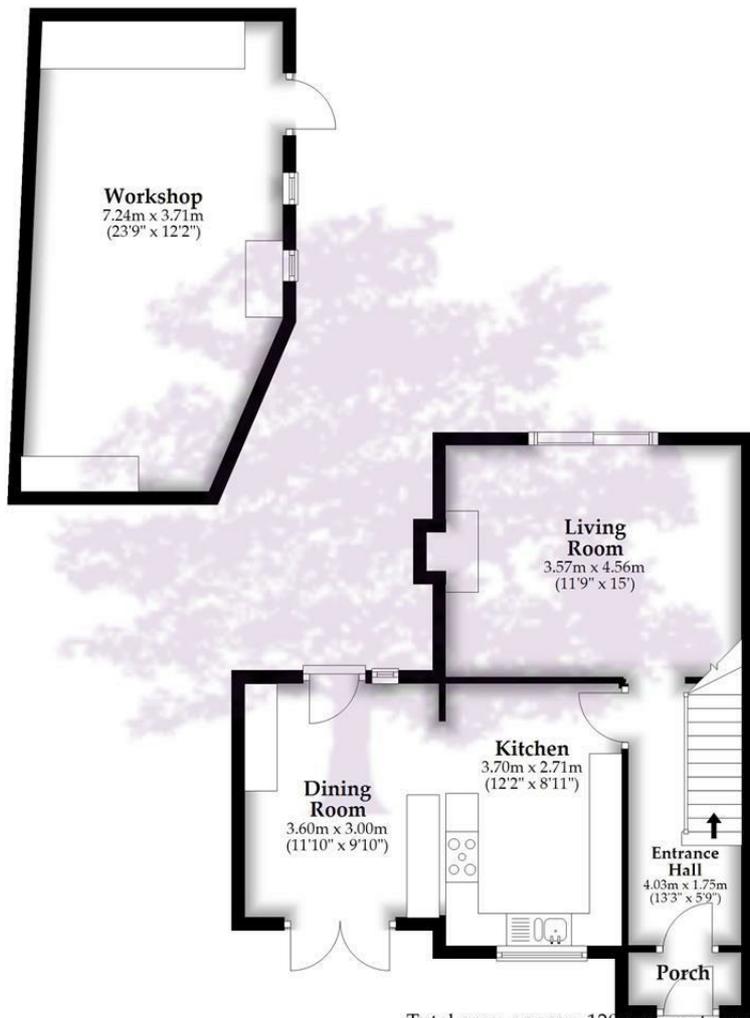
- End-of-terrace home with a side extension creating a spacious kitchen/diner
- Large workshop at the rear and off-street parking
- Shirehampton High Street at the top of the road offers a range of shops, cafes, and amenities
- Easy access to the M5 motorway, ideal for commuting or travelling further afield



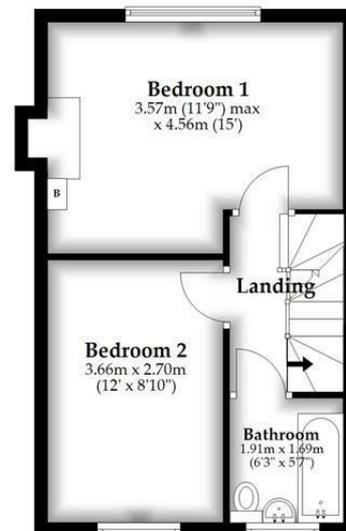
GUIDE PRICE £290,000



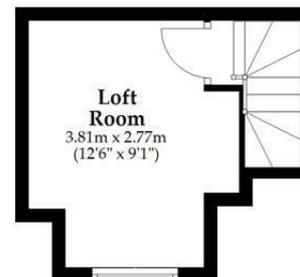
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 120.7 sq. metres (1299.7 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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