



27 HERMITAGE CLOSE,  
SHIREHAMPTON, BS11 0BT

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GOODMAN  
& LILLEY



# A SPACIOUS THREE DOUBLE BEDROOM FAMILY HOME SITUATED IN A CUL-DE-SAC LOCATION IN THE CENTRE OF SHIREHAMPTON VILLAGE

## Entrance Porch

Double glazed window to front, patio doors to front, door to entrance hall

## Entrance Hall

Radiator, wood laminate flooring, access to kitchen and door to lounge area

## Kitchen

Double glazed window to front, a modern fitted kitchen with matching wall and base mounted units with work tops over, inset electric hop with cooker hood over, double electric oven, space for fridge freezer, inset stainless steel sink/drainers unit, space and plumbing for washing machine, breakfast bar

## Lounge Area

Double glazed window to rear, open to dining area, radiator, TV point, telephone point, coving, stairs to first floor with cupboard under

## Dining Area

Double glazed window to rear, double glazed French doors to rear garden, radiator, coving

## Landing

Airing cupboard housing central heating combination boiler, loft access

## Bedroom One

Double glazed window to front, built in double wardrobe, radiator, coving

## Bedroom Two

Double glazed window to rear, built in double wardrobe, radiator, coving

## Bedroom Three

Double glazed window to rear, radiator, coving

## Shower Room

Double glazed window to front, shower cubicle with mains shower, low level WC, hand wash basin set in to vanity unit, chrome heated towel rail, shaver point

## Front Garden

Half laid to block paving providing off road parking for one car, half laid to stone chippings providing off road parking for a second car

## Rear Garden

A sunny aspect Southerly garden with fencing to either side and rear, lawn, patio area

- Three Double Bedrooms
- South Facing Rear Garden
- Off Road Parking
- Cul-de sac Location
- Garage
- No Onward Chain



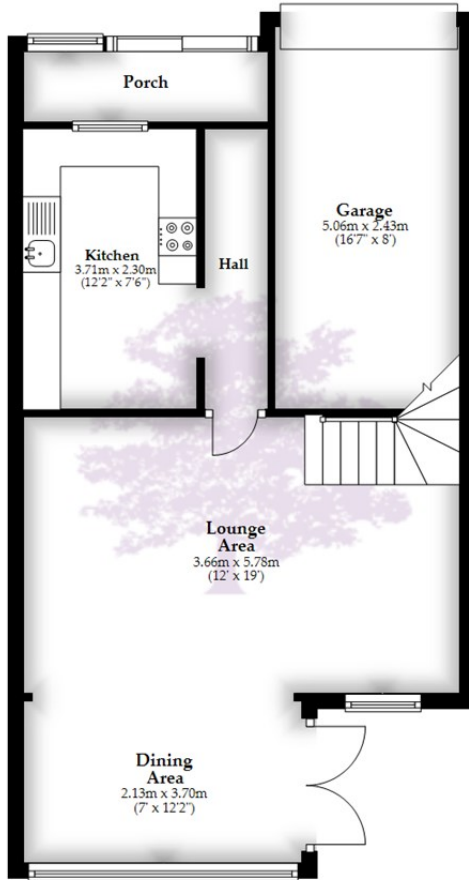
GUIDE PRICE £280,000





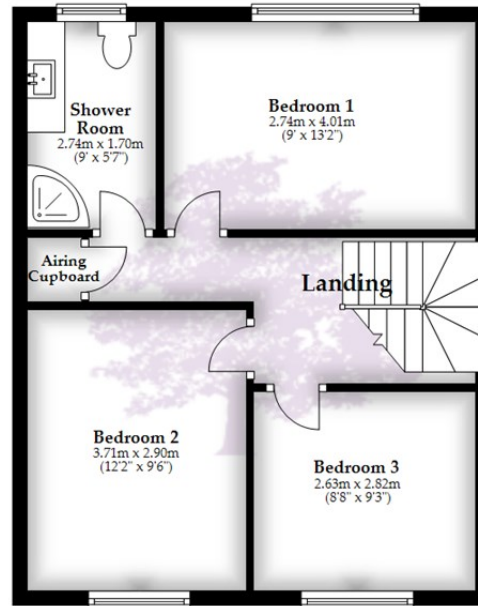
## Ground Floor

Approx. 58.1 sq. metres (625.9 sq. feet)



## First Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



Total area: approx. 102.2 sq. metres (1099.8 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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