



35 CLIFFORD GARDENS,
SHIREHAMPTON, BS11 0ED

GOODMAN
& LILLEY



A WELL PRESENTED THREE BEDROOM END TERRACED FAMILY HOME SITUATED IN THE EVER POPULAR CLIFFORD GARDENS, AFFORDING STUNNING FAR REACHING VIEWS AND SITUATED A SHORT WALK AWAY FROM SHIREHAMPTON VILLAGE. THE ROAD IS NAMED AFTER THE RENOWN DE CLIFFORD FAMILY WHO WERE THE SQUIRES OF KINGSWESTON FROM 1776-1832.

Location

The property is located on Clifford Gardens, a cul-de-sac which was constructed from 1958 onwards, the road was named after the well known de Clifford family who were the squires of Kingsweston from 1776-1832. It is just a short walk from the shops, cafés, health centre, bus routes, train station and Shirehampton village, and also convenient for Avonmouth and the City Centre. It is in the catchment area for several schools rated good by Ofsted, including St Bernard's RC primary, and Shirehampton primary. At secondary level, Oasis Academy Brightstowe is rated good, as is St Bede's Catholic College.

Entrance Vestibule

Entrance via uPVC door into hallway.

Hallway

Stairs rising to first floor, under stairs storage, radiator.

Kitchen/Breakfast Room

uPVC double glazed window to front aspect. Fitted with a range of wall and base units with roll top work surfaces. One and a half bowl sink with mixer tap over. Stainless steel gas hob with extractor over, electric oven, plumbing for washing machine, radiator, seating area.

Lounge

Double glazed sliding patio doors into rear garden, open fireplace with wooden mantle over, radiator, tv point.

First Floor Landing

Doors to all rooms, stairs leading to second floor.

Bathroom

uPVC Obscured double glazed window to front aspect, panel bath with shower over, vanity sink, low level WC, radiator.

Bedroom One

uPVC double glazed window to rear aspect, fitted wardrobes, radiator.

Bedroom Two

uPVC double glazed window to front aspect, radiator.

Bedroom Three

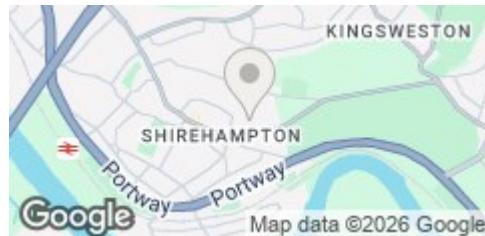
Two skylight windows to front aspect, under eaves storage, radiator.

Gardens

The beautiful mature rear garden which is approx 25m is stepped in generous tiers which is landscaped with "established shrubs and plants" with a level family "play area" and decking areas to the top 2 tiers. The views from the top are far reaching across to Abbots Leigh, the Avon Gorge and the whole Avon valley leading across to the mouth of the Severn. The property also has side access through a secure gate and a lovely patio area, there is also an outhouse and a low maintenance front garden.

Parking

There is parking to the front of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- End Terraced Home in Popular Location
- Stunning Far Reaching Views
- Good Sized Tiered Rear Gardens
- Three Double Bedrooms
- Off Road Parking to the Front
- Close To Shirehampton Village

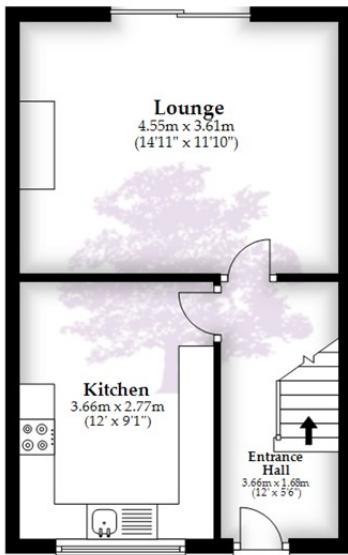


OFFERS IN THE REGION OF £300,000



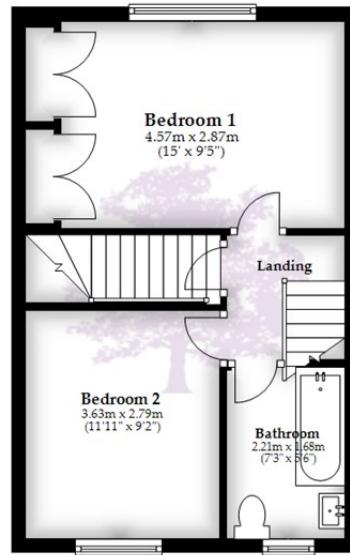
Ground Floor

Approx. 33.5 sq. metres (360.2 sq. feet)



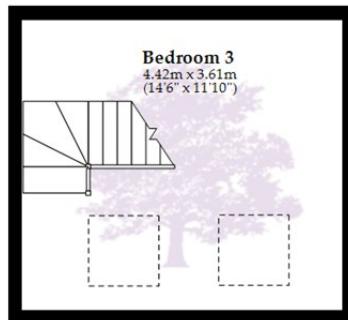
First Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



Second Floor

Approx. 15.9 sq. metres (171.5 sq. feet)



Total area: approx. 83.4 sq. metres (897.6 sq. feet)

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**The Property
Portal**

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