



20 WEST TOWN ROAD,  
SHIREHAMPTON, BS11 9NQ

---

GOODMAN  
& LILLEY



LOCATED ON WEST TOWN ROAD IN THE VIBRANT CITY OF BRISTOL, THIS CHARMING END-TERRACE HOUSE PRESENTS AN EXCELLENT OPPORTUNITY FOR FAMILIES SEEKING A SPACIOUS AND COMFORTABLE HOME. BOASTING THREE WELL-PROPORTIONED BEDROOMS, THIS PROPERTY IS DESIGNED TO ACCOMMODATE THE NEEDS OF MODERN FAMILY LIFE.

**Location**

The property is conveniently located to all motorway links M4/5 and for the Portway Park and ride and the train station.

**Entrance Hallway**

uPVC double glazed door leading into hallway, window to side aspect, stairs rising to first floor.

**Dining Room**

Bay window to front aspect, radiator

**Sitting Room**

uPVC double glazed patio doors leading into the rear garden,

**Kitchen**

Window and door to side aspect. Fitted with a range of wooden wall and base units with roll top work surfaces. One and a half stainless steel sink unit with mixer tap over. Electric ceramic hob, electric double oven, plumbing for washing machine.

**First Floor Landing**

Window to side aspect, access to loft space.

**Bedroom 1**

Bay window to front aspect, radiator, fitted sliding wardrobes

**Bedroom 2**

Window to rear aspect, radiator

**Shower Room**

Window to rear aspect, corner shower cubicle, low level wc, pedestal sink, heated chrome towel rail.

**Bedroom 3**

Window to front aspect, radiator

**Gardens**

There are gardens to the front and rear. The rear are a good size and is mainly laid to lawn, it is enclosed by fence panelling and there is a summer house to chill in at the bottom

**Garage and Parking**

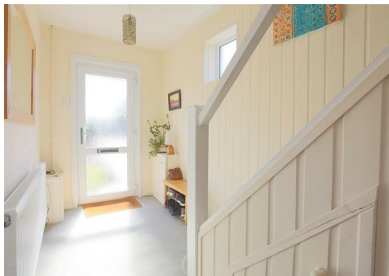
There is a garage with power and lighting in and a pit for the car enthusiasts. There is also parking to the side for several vehicles.

- 3 Bedroom End of terraced House
- Double Glazing and Gas Heating System
- Garage and Parking for Several Cars
- Close to all Local schools and Shops
- Large Gardens to the Rear
- Seperate Reception Rooms

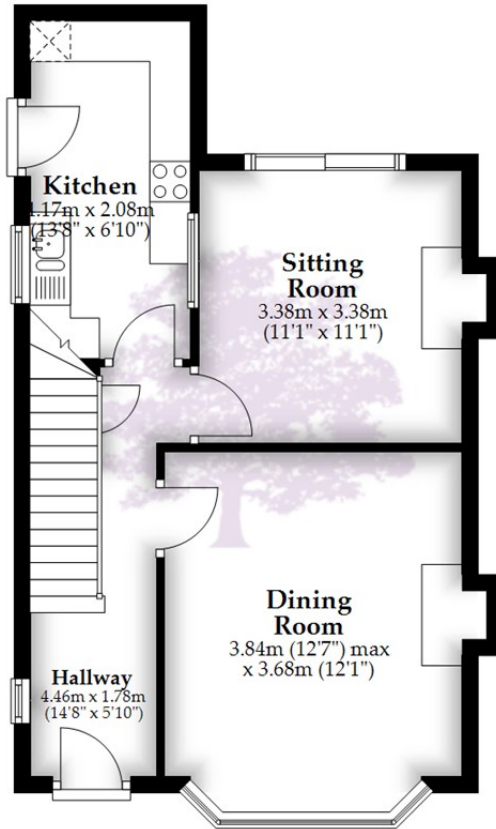


£299,950

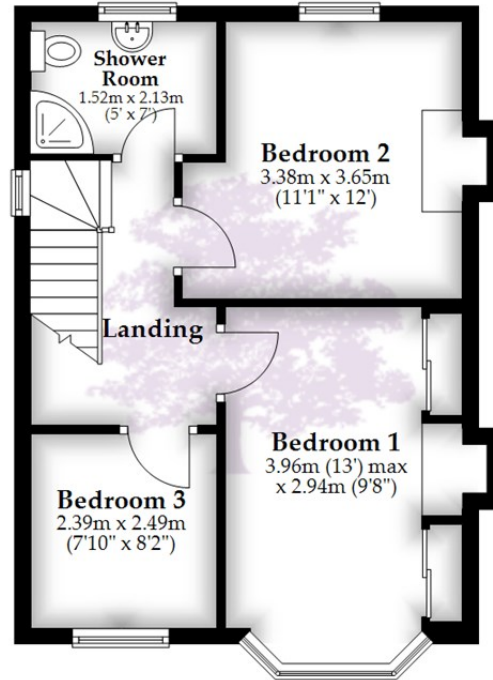




## Ground Floor



## First Floor



Total area: approx. 84.9 sq. metres (913.5 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.

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



**WWW.GOODMANLILLEY.CO.UK**

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.