



5 Hampton Corner, Shirehampton, BS11 9LE

£220,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 5 Hampton Corner, Shirehampton, BS11 9LE

Located in the charming village of Shirehampton is Hampton Corner. This delightful two-bedroom apartment offers a perfect blend of modern living and serene surroundings. With No onward chain, this property is an ideal opportunity for first-time buyers and buy-to-let investors alike.

Upon entering, you will be greeted by a beautifully presented interior that has been thoughtfully designed to create a warm and inviting atmosphere. The fitted kitchen boasts contemporary fixtures and ample storage, making it a joy for any home cook. The bathroom has also been updated ensuring a fresh and stylish space for relaxation.

The flat features two bedrooms, providing comfortable living spaces for individuals or small families. Natural light floods through the windows, enhancing the overall appeal of the home. Additionally, the property comes with the added benefit of a designated parking space, a rare find in such a desirable location.

Situated in a village setting all local amenities are within easy reach, ensuring that you have everything you need right at your doorstep. The flat is conveniently close to all transport links too, M4/M5 and the park and ride. A short stroll away from the golf course, one could even walk to it! Kings Weston Estate and Blaise Estate are also conveniently nearby making commuting and exploring the surrounding areas effortless.

In summary, this flat is a wonderful opportunity for those seeking a modern, well-presented home in a peaceful village location. With its attractive features and convenient access to transport, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own. Built circa 1976 the building stands on the plot of the former "Priory House". Pembroke Road in Shirehampton was originally known as Back lane, a typical name for the back lane of a village high st. Tenure: Leasehold

Local Authority: Bristol City Council

Council Tax Band A

Services: Mains Electric and Water.

- No Onward Chain
- Beautifully Presented First Floor Flat
- Village Location
- Dual Aspect Sunny Living/Dining Room
- Well Kept Communal Gardens
- Close to all Transport Links
- Close to all Local Amenities
- Allocated Parking Space
- Electric Heating Throughout
- Great Buy for First Time Buyers or Buy 2 Let Investors

### Location

Shirehampton is a suburb in North West Bristol and known for its village feel, community spirit, and green spaces like Blaise Castle and Kingsweston Estate. Located on the River Avon with good transport links (train, Park & Ride) to Bristol City Centre.

### Ground Floor Entrance

Entrance is via an entry system, there are main entrance doors to the front and rear. Door leading to stairwell to first floor flat.

### First Floor Landing

Window to side aspect, door leading into lobby for flat

### Entrance Hall

Window to side aspect, doors leading to all rooms. Airing Cupboard and Great size storage/cloak cupboard.

### Living Room

9'9" x 18'0"

Two windows to front aspect, opening into the dining area. Modern laminate flooring

### Dining Area

10'5" x 9'9"

Open plan, opening into the kitchen, modern laminate flooring

### Kitchen

7'9" x 9'0"

Window to rear aspect, fitted with a range of wall and base units. Stainless steel one and a half bowl sink with mixer tap over. Plumbing for washing machine. Ceramic hob with stainless steel hood over, electric oven. fridge/freezer.

### Bedroom 1

10'6" x 9'0"

Window to rear aspect

### Bathroom

Panel bath with shower over, fitted sink and low level wc in secure vanity unit.

### Bedroom 2

6'7" x 9'0"

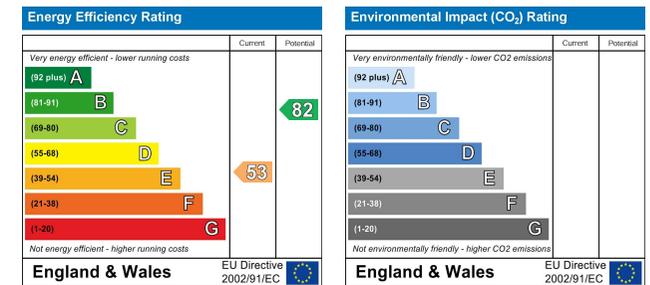
Window to rear aspect

### Parking

There is a secure parking space to the rear

### Communal Gardens

There are communal gardens surrounding the property.



Bristol

9 High Street, Shirehampton

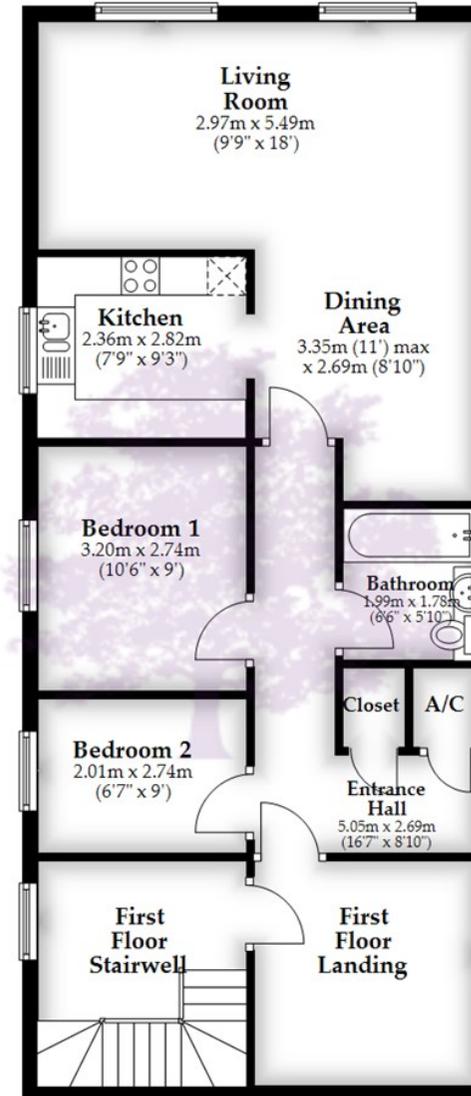
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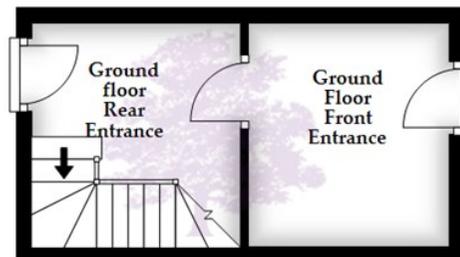
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## First Floor



## Ground Floor



Total area: approx. 92.9 sq. metres (1000.4 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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