



25 PRIORY ROAD,
BRISTOL, BS11 9TF

GOODMAN
& LILLEY



CHARMING 3-BEDROOM VICTORIAN HOME IN THE HEART OF SHIREHAMPTON VILLAGE.
SITUATED IN THE HEART OF SHIREHAMPTON VILLAGE, THIS CHARMING THREE-BEDROOM VICTORIAN HOME COMBINES TRADITIONAL CHARACTER WITH MODERN LIFESTYLE FEATURES. LOCATED ON THE EVER-POPULAR PRIORY ROAD, THE PROPERTY OFFERS EASY ACCESS TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS.

Entrance Vestibule

uPVC double glazed front door, storage cupboard and shelving, exposed floor boards, door leading to hallway.

Entrance Hall

Stairs leading to first floor, under stairs storage, door to lounge, exposed floor boards leading to kitchen/diner.

Lounge

Two uPVC double glazed windows to front aspect, coving, feature fireplace, radiator.

Kitchen/Diner

uPVC double glazed doors to rear aspect, a mixture of eye level and low level storage units with wooden work surfaces, ceramic 1 & 1/2 sink with drainer and swan neck mixer tap over, tiled splash back, induction hob over electric oven, stainless steel extractor over, built in dishwasher, chimney breast, radiator.

Utility

uPVC double glazed window to side aspect, built in fridge/freezer, storage cupboards with roll top work surfaces over, space for washing machine.

Downstairs W/C

low level toilet with push button flush.

Bedroom 1

Two uPVC double glazed windows to front aspect, chimney breast, radiator.

Bedroom 2

uPVC double glazed window to rear aspect, chimney breast, storage cupboard housing combi boiler, radiator.

Bedroom 3

uPVC double glazed window to front aspect.

Bathroom

uPVC double glazed window to rear aspect, low level toilet with push button flush, hand wash basin with mixer tap over, panel bath, heated towel rail, storage cupboard.

Garden

The garden is Westerly facing, mainly laid to lawn with a patio area and raised beds.

- Bright open-plan kitchen/diner
- Character & Period features
- Enclosed lawned garden
- 3 bedrooms boasting high ceilings
- Handy downstairs W/C
- Walking distance to High Street
- Convenient utility room
- Homely front lounge

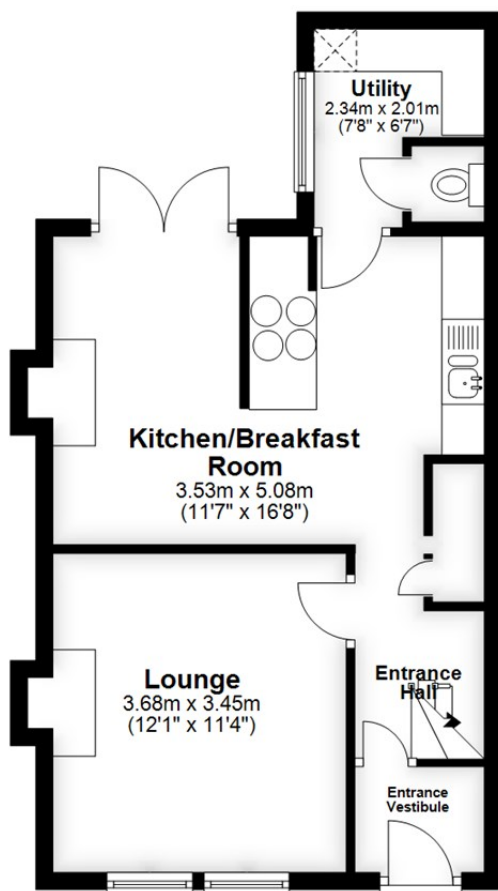


£325,000



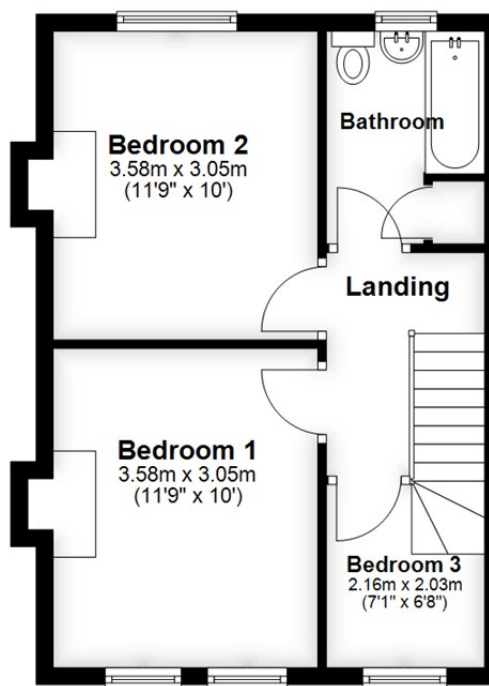
Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 77.2 sq. metres (830.8 sq. feet)

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