



137 Shirehampton Road, Sea Mills, BS9 2EA
£395,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

137 Shirehampton Road, Sea Mills, BS9 2EA

Located on Shirehampton Road in Seamills, this charming terraced house offers a delightful blend of modern comforts and traditional appeal. Spanning an impressive 969 square feet, this property is an ideal family home, featuring three well-proportioned bedrooms and two inviting reception rooms that provide ample space for relaxation and entertainment.

The house has been thoughtfully updated with new windows and doors, ensuring a bright and airy atmosphere throughout. A newly fitted kitchen and bathroom add to the contemporary feel, making daily living both convenient and enjoyable. The addition of a log burner in one of the reception rooms creates a warm and cosy ambiance, perfect for those chilly evenings.

Step outside to discover a sunny garden, a wonderful space for outdoor gatherings or simply enjoying the fresh air. To the rear, a double garage offers valuable storage or parking options, enhancing the practicality of this lovely home.

Situated in a popular central location, this property is well-connected to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

With its combination of space, modern features, and a desirable location, this terraced house on Shirehampton Road is a must-see for anyone seeking a comfortable and stylish living environment in Bristol.

Seamills was part of the garden suburb movement. The property has direct views over Sea Mills square which was intended as a recreation area for war veterans and is now a vibrant area with shops, cafés, general stores, a doctors surgery, excellent local schooling, a children's play park and access to all transport links via the bus stops directly outside or the train station which is within walking distance.

The portway Park and Ride which takes you directly into Bristol City Centre. Also the green spaces of Kingsweston Estate, Blaise Castle, The Dingle and Shirehampton Golf Course, which forms part of the National Trust.

- Mid Terraced House Overlooking the Square in Seamills
- Newly Fitted Kitchen and Bathroom
- Double garage to the Rear
- Fantastic location for all schools and Travel Routes
- Newly Fitted Doors and Windows
- Log Burner
- 2 Reception Rooms
- Great Size Home

Location

Conveniently located for public transport links providing access throughout Bristol and M4/M5 motorway links accessed via The Portway. Sea Mills train station is within walking distance, along with the green spaces of Kingsweston Estate, Blaise Castle, The Dingle and Shirehampton Golf Course, which forms part of the National Trust.

Entrance Hall

Entrance via composite multi lock door into hallway, electrics cupboard, understairs cupboard, stairs rising to first floor.

Dining Room

20'8" x 14'5"
uPVC double glazed bay window to front aspect, radiator, opening into lounge

Kitchen

14'2" x 6'2"
uPVC double glazed window and door leading into the rear garden. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel gas hob with stainless steel hood over, electric oven. Plumbing for washing machine and dish washer. Stainless steel sink with mixer tap over.

Living Room

12'8" x 12'0"
uPVC double glazed french doors with uPVC double glazed side windows to rear aspect. Fireplace with log burner, radiator.

First Floor Landing

Access to loft space

Bedroom 1

13'2" x 10'5"
uPVC double glazed window to rear aspect, radiator, fireplace.

Bedroom 2

11'0" x 13'7"
uPVC double glazed bay window to front aspect, radiator, cupboard housing Combi-Boiler

Bathroom

uPVC double glazed window to front aspect, P shaped bath with shower over, low level wc, sink, heated chrome towel rail.

Bedroom 3

11'0" x 7'3"
uPVC double glazed window to rear aspect, radiator.

Gardens

The gardens to the rear are partly laid to lawn with a patio area. There are mature veggie and flower beds and access through a courtesy door into the garage.

Garage

There is a double garage to the rear via electric up and over doors.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		
(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	

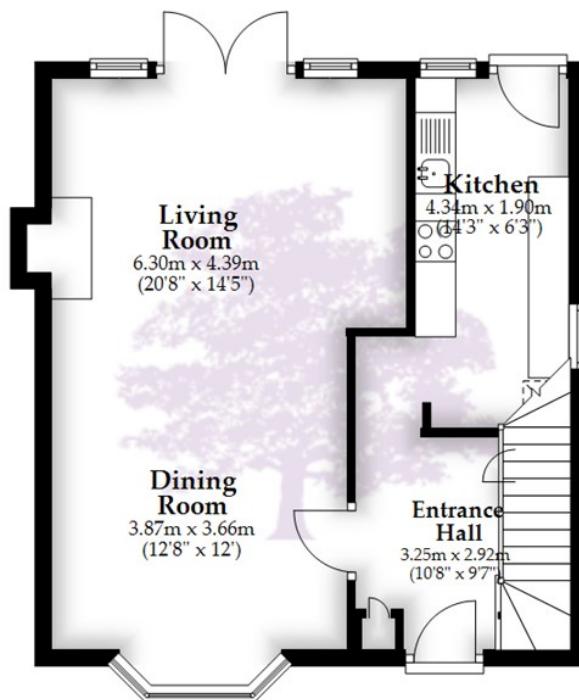
Bristol

9 High Street, Shirehampton
Bristol BS11 0DT
01172 130333

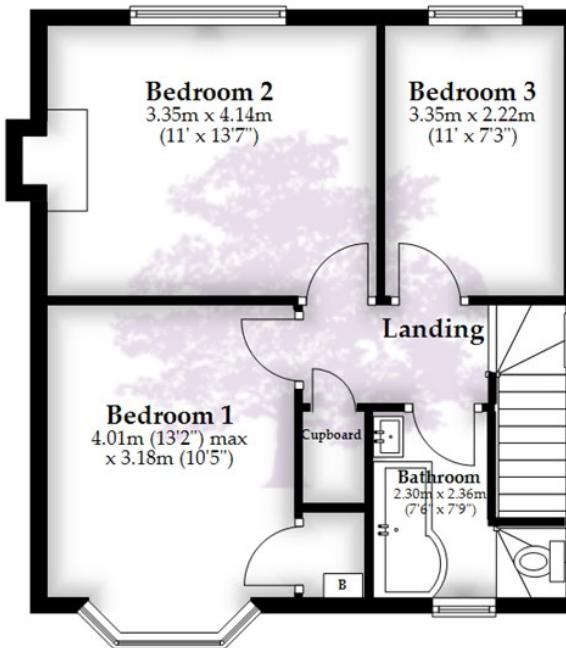
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Ground Floor



First Floor



Total area: approx. 92.7 sq. metres (998.0 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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