



3 Silverhill Road, Henbury, BS10 7NS
£325,000

GOODMAN
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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

3 Silverhill Road, Henbury, BS10 7NS

Located on Silverhill Road in Henbury. This beautifully presented mid-terrace house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The property boasts two reception rooms, providing ample room for relaxation and entertaining guests.

One of the standout features of this residence is its newly fitted kitchen and bathroom, which combine contemporary design with functionality, ensuring a pleasant experience for daily living. The kitchen is equipped with modern integrated appliances and offers a stylish space for culinary pursuits, while the bathroom provides a serene retreat for unwinding after a long day.

The exterior of the property is equally impressive, featuring a beautifully maintained sunny garden that serves as a perfect outdoor sanctuary. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this garden is sure to impress you.

Situated in a great location, this home benefits from easy access to all transport links, making commuting and exploring the surrounding areas a breeze. With local amenities and schools nearby, you will find everything you need within reach.

In summary, this mid-terrace house on Silverhill Road is a wonderful opportunity for those looking for a stylish and comfortable home in Henbury. With its modern features, lovely garden, and a very convenient location, it is just a short distance from Blaise Castle with its woodland walks and green spaces, and within easy reach of The Mall at Cribbs Causeway and the M5 motorway, there is also a good Gym a few hundred yards away.

Viewing is highly recommended to fully appreciate this beautiful home on offer here. Call, Click or Come in and visit our experienced sales team-0117 2130333 / shire@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: Bristol City Council Tel: 0117 922 2000

Council Tax Band: B

Services: Mains Gas, Water, Drainage and Electric,

- Beautifully Presented 3 Bedroom Mid terraced House
- Close to all Amenities and Transport Links
- Close to Local Schools
- Newly Fitted Kitchen and Bathroom
- Beautifull Sunny Rear Garden
- Parking to the Front for 2 Vehicles.

Entrance Hallway

Entrance via uPVC door int hallway, cupboards housing electrics, stairs rising to first floor.

Living Room

11'5" x 13'3"
uPVC double glazed window to front aspect, open fireplace,

Kitchen/Breakfast Room

8'5" x 19'2"
uPVC double glazed window to rear aspect, uPVC double glazed patio doors leading into the rear garden. Fitted with a range of high quality wall and base units with roll top work surfaces. Ceramic hob with extractor over, electric oven and integral microwave oven. Integrated fridge and freezer, integrated dish washer, plumbing for washing machine,

First floor Landing

Access to loft space

Bedroom 1

11'6" x 13'11"
uPVC double glazed window to front aspect, fitted sliding door wardrobes, radiator

Bedroom 2

8'11" x 13'11"
uPVC double glazed window to rear aspect, radiator

Bathroom

7'6 x 6
uPVC double glazed window to rear aspect, P shaped bath woth shower over, low level cwc, sink,

Bedroom 3

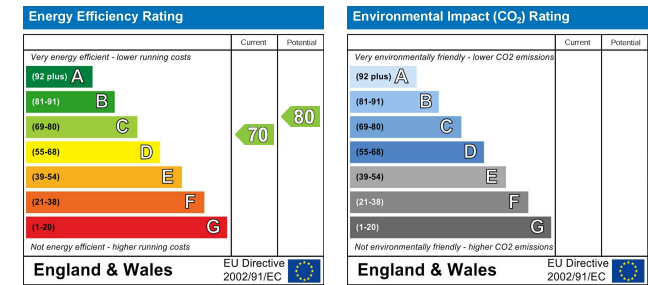
8'1" x 8'7"
uPVC double glazed window to front aspect, radiator.

Gardens

The garden to the rear is a beautiful mix of a raised decking area, a patio area, a nice lawned area with a mix of mature border plants and shrubs, to the top of the garden is a delightful safe play area for the children to enjoy.

Parking

There is parking to the front



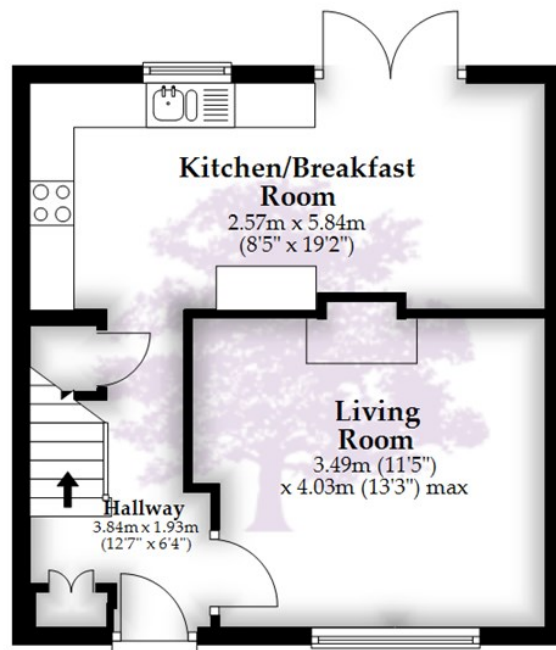
Bristol

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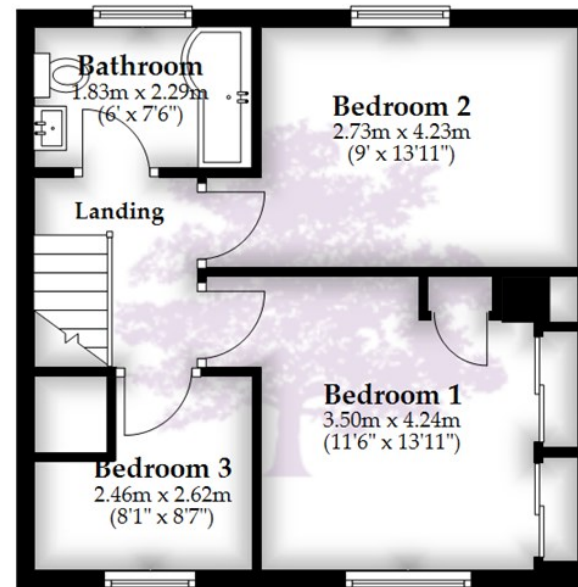
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Ground Floor



First Floor



Total area: approx. 76.2 sq. metres (819.9 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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