



28 Avonmouth Road, Shirehampton, BS11 9NE
£295,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

28 Avonmouth Road, Shirehampton, BS11 9NE

located on Avonmouth Road in the lovely village of Shirehampton, this beautifully presented end-terrace house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

The house boasts a modern bathroom and a private rear garden, perfect for enjoying the outdoors. Additionally, the property includes a garage and parking space for two vehicles, ensuring that you will never have to worry about finding a spot after a long day.

Location is key, and this home is ideally situated close to local schools and shops, making daily errands a breeze. Furthermore, excellent transport links are just a stone's throw away, providing easy access to the wider area and beyond.

This property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-maintained home. Don't miss your chance to make this lovely house your new home.

Positioned within a great location which provides convenient access to the local amenities in addition to the Avonmouth train station, Portway Park and Ride and J18 of the M5 Motorway.

The property is also close to all local schools and shops that are all within walking distance.

Viewing is highly recommended to fully appreciate the well maintained accommodation 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 Council Tel: 0117 922 2000
Council Tax Band: B
Services: Mains Gas, Water, Drainage and Electric.

- Shirehampton Village Location
- Two Receptions
- Gardens
- Beautifully Presented
- Three Bedrooms
- Very Spacious
- Garage and Parking
- Close to all transport Links

Porch
Door from porch into hallway

Hallway
Stairs rising to first floor, understairs cupboard

Lounge
13'8" x 11'9"
Double glazed bay window to front aspect, opening into dining room.

Dining Room
12'0" x 10'7"
Double glazed window to rear aspect, fireplace.

Kitchen
12'7" x 8'0"
Double glazed window to rear and side aspect, door to side garden. Fitted with a range of wall and base units with roll top work surfaces. Sink with mixer tap over, breakfast bar, plumbing for washing machine and dishwasher.

First Floor Landing
Access to loft space, doors leading to all rooms.

Bedroom 1
13'8" x 10'7"
Double glazed bay window to front aspect, radiator

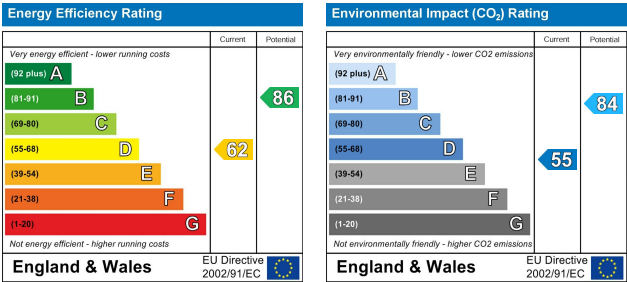
Bedroom 2
12'1" x 10'7"
Double glazed window to rear aspect, Storage cupboard housing Combi-Boiler

Bathroom
7'1" x 5'4"
Double glazed window to rear aspect, newly fitted bathroom comprising of P shaped panel bath with shower over, pedestal sink, low level wc. heated chrome towel rail

Bedroom 3
8'9" x 7'1"
Double glazed window to front aspect, radiator.

Gardens
There are gardens to the front rear and side, the rear is mainly laid to lawn with panel fence borders, there is a patio area to the side and a storage shed

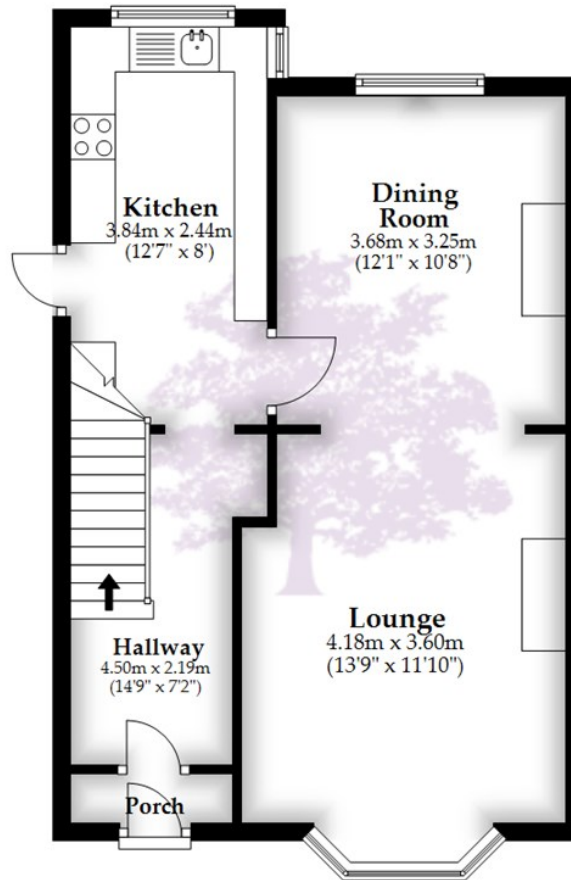
Garage
The garage is to the side of the property with lighting and an up and over door, there is also parking to the front for 2 vehicles.



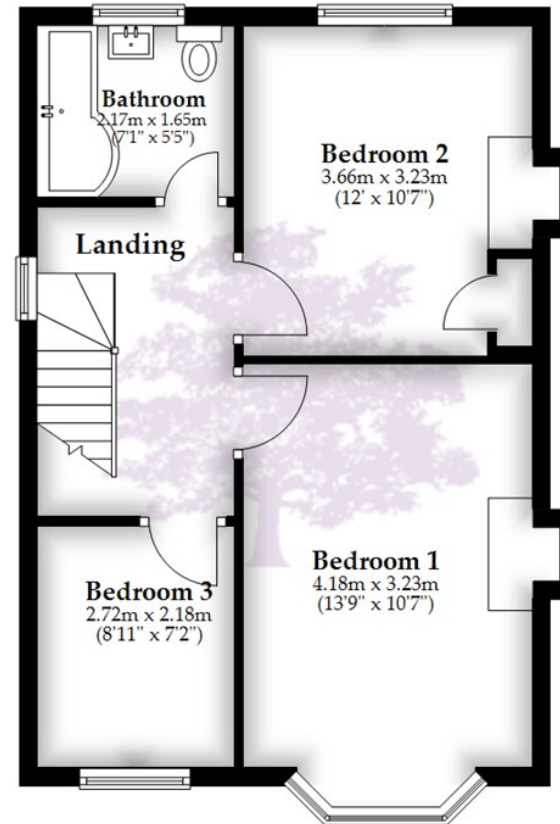
Bristol
9 High Street, Shirehampton
Bristol BS11 0DT
01172 130333
www.goodmanlilley.co.uk



Ground Floor



First Floor



Total area: approx. 92.4 sq. metres (994.3 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.



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 and 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.