



37 CHURCH LEAZE,  
SHIREHAMPTON, BS11 9SZ

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GOODMAN  
& LILLEY



### Entrance Hall

Entrance via composite secure door into the hallway with side uPVC window, stairs rising to first floor.

### Lounge

uPVC double glazed bay window to front aspect, feature electric log burner in open fireplace.

### Kitchen/Breakfast Room

Two uPVC double glazed windows to rear aspect. Fitted with a range of wall and base units with roll top work surfaces. One and a half bowl stainless steel sink with mixer tap over, dual ovens with slide and hide doors and dishwasher

### Utility Room

uPVC door leading into the rear garden, uPVC double glazed window to rear aspect. Work surface with plumbing for washing machine, courtesy door leading into garage.

### Landing

uPVC double glazed window to side aspect, access to loft space.

### Bedroom 1

uPVC double glazed bay window to front aspect,

### Bedroom 2

uPVC double glazed window to rear aspect

### Bathroom

uPVC double glazed window to rear aspect, Panel bath with shower over, low level wc and sink in enclosed vanity unit.

### Bedroom 3

uPVC double glazed window to front aspect

### Garage

Up and over door, the garage also has power and lighting.

### Gardens

Garden and parking to the front of the property, the rear garden is mainly laid to lawn with added patio area.

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- Three Bedroom Semi-Detached
  - Kitchen/Breakfast Room
  - Garage and Parking
  - Village Location
  - Immaculately Presented
  - Utility Room
  - Pretty enclosed Gardens
  - Close to all Amenities.

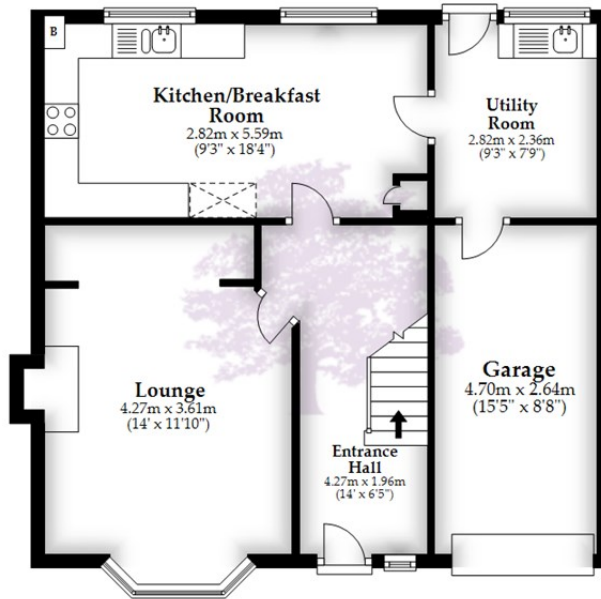


£395,000

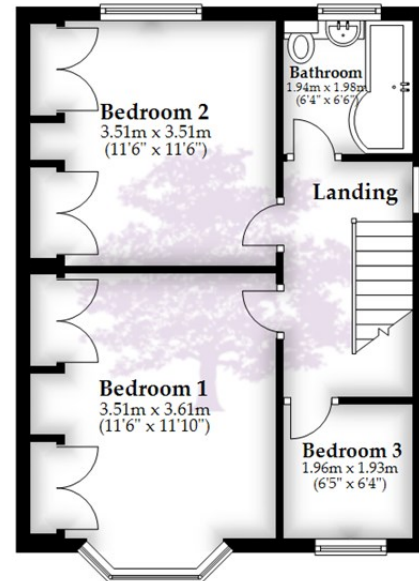




**Ground Floor**



**First Floor**



Total area: approx. 104.3 sq. metres (1122.5 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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