



152B SHIREHAMPTON ROAD,  
SEA MILLS, BS9 2EB

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GOODMAN  
& LILLEY



TUCKED AWAY ON SHIREHAMPTON ROAD IN THE CHARMING AREA OF SEA MILLS, BRISTOL, THIS DELIGHTFUL FIRST-FLOOR FLAT OFFERS A PERFECT TWIST OF MODERN LIVING WITH CONVENIENT LOCATION.

Entrance Hall

uPVC double glazed door to front aspect, feature floor tiles leading to stairs, storage cupboard housing fuse board, radiator.

Landing

uPVC double glazed window to side aspect, loft access.

Lounge/Diner/Kitchen

Four uPVC double glazed windows to rear aspect, a mixture of eye level and ground level storage units with roll top work surfaces, 1 & 1/2 stainless steel sink with drainer and mixer tap over, space for washing machine, gas hob over oven, stainless steel extractor fan, built in fridge, cupboard housing combi boiler, chimney breast, radiator.

Bedroom

uPVC double glazed bay window to front aspect offering panoramic views of Sea Mills Square, radiator

Bathroom

uPVC double glazed window to front aspect, fully tiled, panel bath with shower over, low level toilet with push button flush, hand wash basin with storage below, heated towel rail, extractor fan.

Gardens

Gated front access, garden is mainly laid to lawn, boarded with high hedges, a path leading to the front door and second gate leading to side aspect. Off street parking and communal area for bike and bin storage.

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- Kitchen/diner
  - Secluded private garden
  - Combi boiler
  - Panoramic views over Sea Mills Square
- Off street parking
  - Village location
  - Additional storage
  - Private entrance



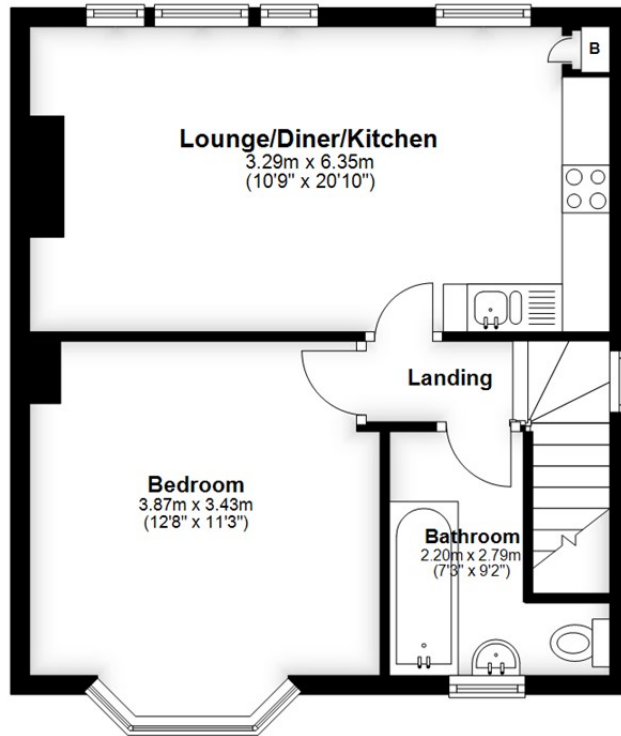
£189,950





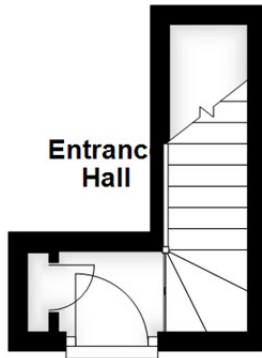
## First Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



## Ground Floor

Approx. 3.9 sq. metres (42.1 sq. feet)



Total area: approx. 46.7 sq. metres (502.9 sq. feet)

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