



44 BRADLEY CRESCENT,
SHIREHAMPTON, BS11 9SN

GOODMAN
& LILLEY



LOCATED IN THE VILLAGE OF SHIREHAMPTON, THIS BEAUTIFULLY REDECORATED GROUND FLOOR FLAT ON BRADLEY CRESCENT OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. WITH NO ONWARD CHAIN, THIS PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR BOTH FIRST-TIME BUYERS AND BUY 2 LET INVESTORS.

Location

The location is truly exceptional, with Shirehampton high street just a short stroll away, providing easy access to local shops and amenities. For those who enjoy nature, the nearby woodland walks of Kings Weston Estate offer picturesque scenery and a peaceful escape. Commuters will appreciate the easy access to Shirehampton Train Station, as well as the Portway Park and Ride, which leads directly into Bristol City Centre and the M5 motorway. There are nearby local schools and good cafes all within walking distance.

This property presents a unique opportunity to enjoy village life while remaining well-connected to the vibrant city of Bristol.

There are sunny gardens to the rear that are mainly laid to patio there is a large storage shed raised border plants and shrubs and private side access.

Entrance Hallway

Entrance via uPVC door into hallway, doors leading to all rooms

Kitchen/Dining/Living Room

Two uPVC double glazed windows to front aspect, fitted with a range of wall and base units with roll top work surfaces. Electric hob and oven with extractor over, stainless steel sink with mixer tap over. Fridge freezer, space for washing machine.

Bedroom 1

uPVC double glazed window to side aspect, radiator

Bathroom

P Shaped bath with shower over, pedestal sink, low level wc, heated chrome towel rail.

Bedroom 2

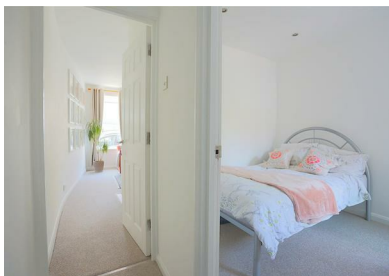
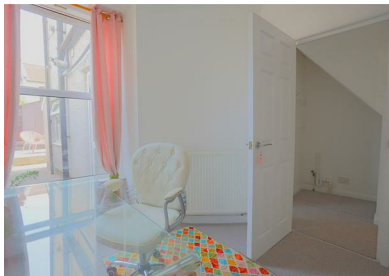
uPVC double glazed window to rear aspect, radiator, Combi-Boiler

Gardens

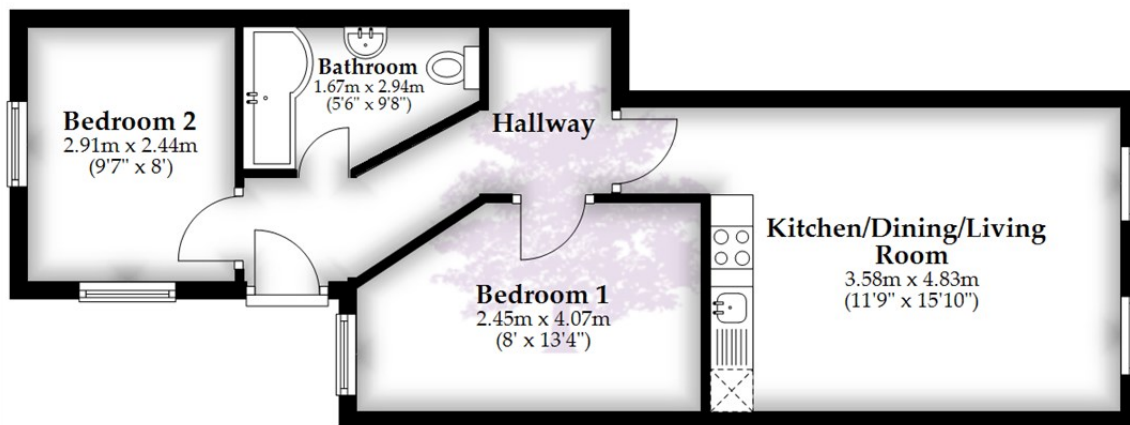
- No Onward Chain
 - 2 Bedroom Ground Floor Flat
 - Tastefully Decorated Throughout
 - Great First Time Buy or Buy 2 Let Investment
- Village Location
 - Rear Private Garden
 - Close to all Transport Links.
 - Close to Shops and Schools



£225,000



Ground Floor



Total area: approx. 46.5 sq. metres (500.1 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.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopa.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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 & 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.