



55b Pembroke Road, , BS11 9SA
£337,500

GOODMAN
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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

55b Pembroke Road, BS11 9SA

A golden opportunity to purchase this unique and spacious end of terraced period family home which is conveniently located within 100 yards of the village of Shirehampton. The property is in a prominent position on Pembroke Road which is a historic location and was formally know as Back Lane, this is a well known name for the streets at the back of a High Street.

The accommodation is carefully arranged over three floors with high ceilings throughout and lovely ornate ceiling mouldings, an original Victorian minton tiled floor with lots of original features and has the benefit of NO onward chain.

The property consists of: Entrance into a sizeable hallway with a beautiful original Victorian minton tiled floor, doors lead to the living room with an attractive fireplace, kitchen/diner, understairs space, stairs lead to first and second floor which comprises of four bedrooms over floors 1 & 2 and a modern bathroom as well as a large loft space with potential to convert subject to necessary planning consent. Externally the property offers a pleasant South West facing rear garden and an allocated parking space behind.

The location is ideal for commuters with ease of access to the motorway and all transport links both in and out of the city, the Portway Park & Ride, and the train line that links directly to Bristol Temple Meads. There are also good schools nearby, and the property is also a stones throw to the village of Shirehampton with all its amenities, health centre, cafes, eateries and pubs.

We anticipate a strong amount of interest due to the fact that period homes of this nature and quality are always in high demand, so book your viewing without delay. Either Call, Click or Come in and visit our experienced sales team- 0117 2130333/shire@goodmanlilley.co.uk

Tenure: Freehold

Council Tax Band A

Local Authority: Bristol Council Tel: 0117 922 2000

Services: Mains Gas, Water, Drainage and Electric.

- Period Property
- Four Bedrooms
- No Onward Chain

- Victorian Period Features
- Village Location
- Close to all Motorway Links
- Arranged over Three Floors
- Gardens and Parking
- Good Schools Close By
- Beautifully Presented Throughout

Entrance Vestibule

Entrance via new composite secure door into the hallway, a beautifully attractive original Victorian minton tiled floor with an attractive wooden period staircase rising to upper floors with under stairs alcove with space for tumble dryer, coat hooks and cupboard, ornate coved ceiling, ceiling rose, wall mounted electrics.

Kitchen/Dining Room

11'0" x 12'4"
uPVC double glazed window to rear aspect, fitted kitchen with a range of cream high gloss units with wooden worktops including a one and a half bowl stainless steel sink and single drainer, built in stainless steel elcectric oven, four ring gas hob and cooker hood, splash back wall tiling, wall mounted gas boiler, extractor fan, radiator, double glazed door opening to the garden, space and plumbing for washing machine and dishwasher.

Lounge

11'6" x 16'0"
Dual aspect room with double glazed windows to front and side, double radiator, chimney breast with attractive pine fireplace with decorative cast iron insert and slate hearth.

First Floor Landing

Doors to first floor accommodation, stairs up to second floor.

Bedroom 2

8'4" x 12'4"
Two uPVC double glazed windows to front aspect, radiator.

Bedroom 3

7'9" x 12'6"
First measurement taken into fitted wardrobe. Double glazed window to side aspect, radiator, built in wardrobes to one wall.

Family Bathroom

Obscure double glazed window to rear aspect, radiator, white three piece suite comprising; panelled bath with wall mounted shower over, low level WC and pedestal wash hand basin, radiator, splash back wall tiling and extractor fan.

Bedroom 4

7'8" x 6'7"
uPVC double glazed window to front aspect, radiator.

Second Floor Landing

Skylight window over stairs, space for home computer, door into vast roof eaves space with space to convert subject to necessary planning.

Master Bedroom

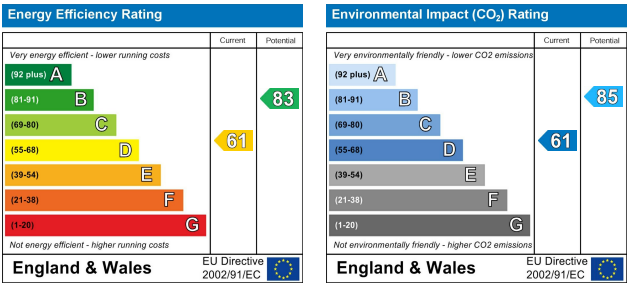
11'5" x 12'4"
uPVC double glazed window with far reaching views to rear aspect, radiator, one wall with a range of fitted wardrobes with central inset dressing table with lights and drawers below.

Gardens

South West facing rear garden measuring 23'10 x 23'8. Easy maintenance with a paved patio, railway sleepers, raised flower beds and astro turf and also a mature apple tree, ideal for BBQ . Enclosed by brick walling, outside tap, rear gate leading to adjacent allocated parking space behind.

Parking

There is 1 parking space to the rear of the property.



Bristol

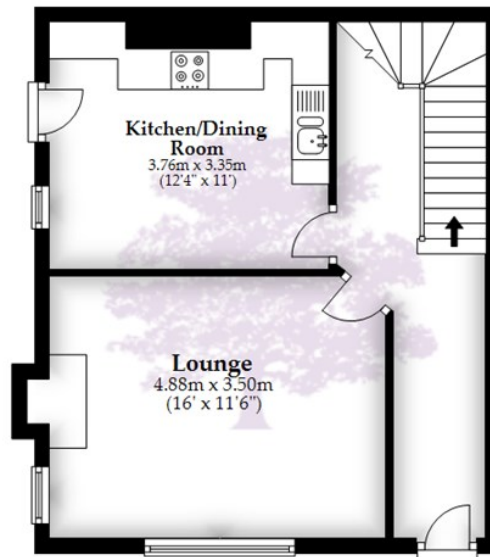
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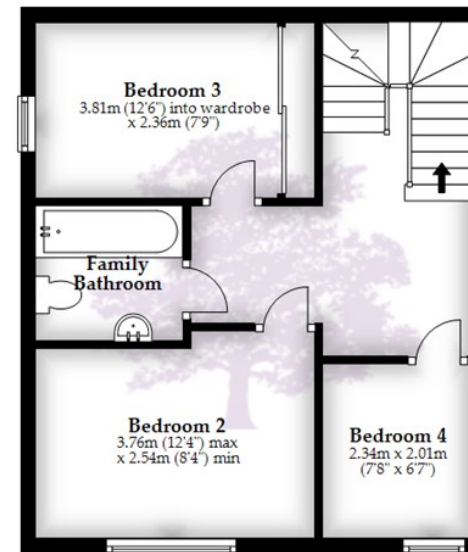
Ground Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



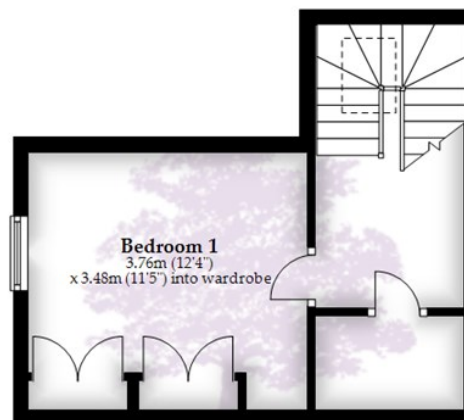
First Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



Second Floor

Approx. 23.8 sq. metres (256.3 sq. feet)



Total area: approx. 105.5 sq. metres (1136.0 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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