



55 SPRINGFIELD AVENUE,
SHIREHAMPTON, BS11 9TG

GOODMAN
& LILLEY



A FANTASTIC OPPORTUNITY TO PURCHASE A SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME IN THE HEART OF SHIREHAMPTON, OFFERING A GENEROUS SOUTH-FACING GARDEN, OFF-STREET PARKING, AND NO ONWARD CHAIN.

Property Description

Positioned in the heart of the ever-popular Shirehampton village, this characterful three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to add their own style and value. Set on a generous plot, the property features a large south-facing garden, off-street parking, and plenty of living space inside.

The ground floor offers a bright dual-aspect lounge, a spacious kitchen/diner with separate utility area, a downstairs WC, and useful under-stairs storage. Upstairs, you’ll find three well-proportioned bedrooms and a family shower room, making it a comfortable and practical layout for families or first-time buyers.

Outside, the home is set back with a lawned front garden bordered by mature hedges for added privacy. To the rear, the sunny, south-facing garden offers huge potential for landscaping or outdoor entertaining.

Located within walking distance of local shops, cafes, Shirehampton train station, and the Portway, this property is ideally positioned for both convenience and community living. With solid bones and scope to modernise, this is an ideal purchase for anyone seeking a long-term home in a thriving and well-connected location.

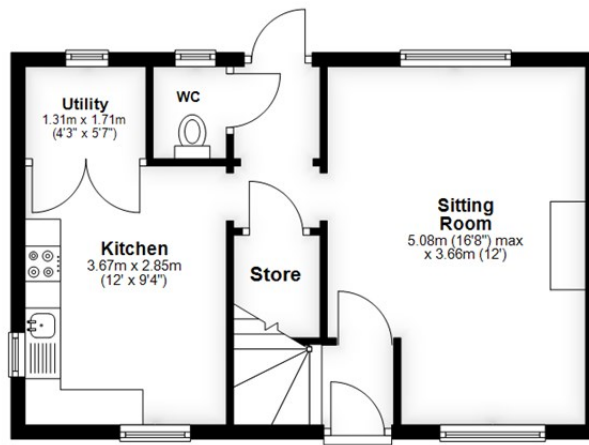
EPC Rating: C

- Great potential to modernise and increase value
 - Chain-free sale – ideal for buyers looking for a quicker completion
 - Spacious kitchen/diner with adjoining utility area
 - Off-street parking to the side of the property
 - Close to Shirehampton train station and Portway for easy access to Bristol
- EPC Rating: C – energy efficient with room for enhancement
 - Bright dual-aspect lounge with front and rear windows
 - Large south-facing garden – perfect for entertaining or family use
 - Walking distance to Shirehampton village shops, cafes, and amenities
 - Situated on a generous plot in a popular residential area



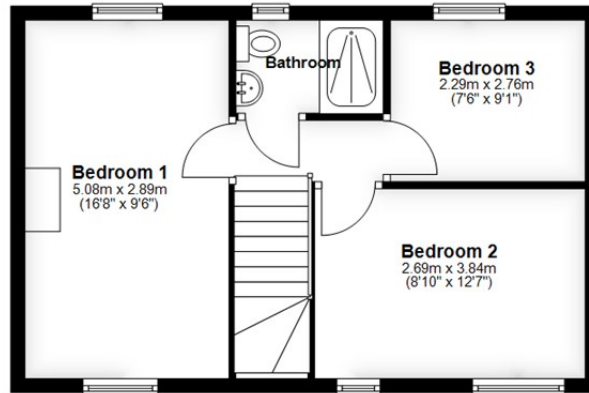
£275,000





Ground Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.1 sq. feet)

Total area: approx. 80.7 sq. metres (868.2 sq. feet)

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