



70 DURSLEY ROAD,
SHIREHAMPTON, BS11 9XG

GOODMAN
& LILLEY



END-OF-TERRACE GEM WITH GARAGE, SECURE PARKING & NO ONWARD CHAIN

Property Description

Tucked away on the ever-popular Cotswold Estate in Shirehampton, Bristol, this charming end-of-terrace three-bedroom home offers a rare blend of space, convenience, and versatility – all wrapped up with the added advantage of no onward chain.

With its superb plot, practical layout, and sought-after position, this is a home that promises comfort, convenience, and opportunity in equal measure.

From the moment you arrive, you’ll notice the property’s generous frontage with its own parking, alongside a garage to the side. To the rear, gates open to reveal an additional two secure parking spaces and a useful side plot, giving this home far more outdoor flexibility than most in the area. A brand-new roof, fitted in 2024, provides peace of mind for years to come.

Inside, the accommodation flows beautifully. A welcoming porch and hallway lead into a light-filled lounge that opens into a dining area, creating a sociable space perfect for family life or entertaining friends. The kitchen, with rear access, offers scope for personal touches while remaining practical and well-proportioned. Upstairs, you’ll find two generous double bedrooms and a comfortable single, served by a modern wet room.

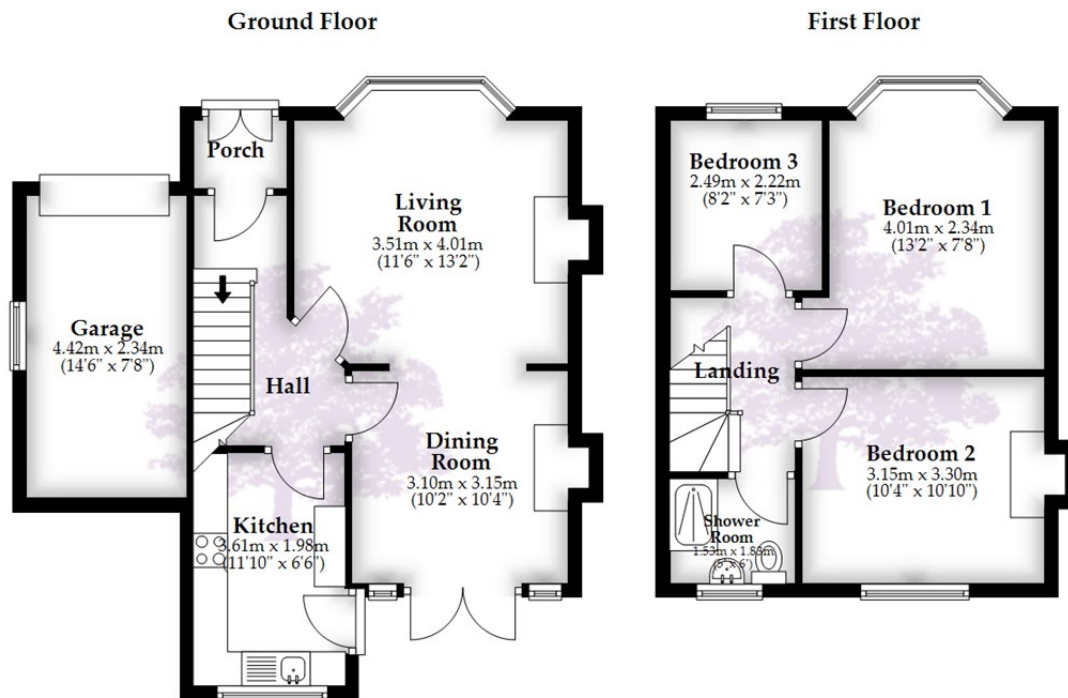
The location is a key highlight – well connected by rail and road, moments from Shirehampton train station and Portway, and surrounded by open green spaces and the River Avon. Whether you’re looking for weekend walks, a quick commute into the city, or simply a quiet and friendly community to call home, this property ticks every box.

- End-of-terrace home with side plot in the highly sought-after Cotswold Estate, Shirehampton
 - New roof fitted in 2024 – peace of mind for years to come
 - Spacious lounge flowing into dining area – ideal for family living and entertaining
 - Garage to the side, plus parking to the front and rear
- Offered with no onward chain
 - Three bedrooms – two generous doubles and one single
 - Welcoming porch and good-sized hallway
 - Close to Shirehampton train station, local amenities, green space and the River Avon



GUIDE PRICE £390,000





Total area: approx. 86.6 sq. metres (932.1 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.

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