



23A LOWER HIGH STREET,
SHIREHAMPTON, BS11 0AX

GOODMAN
& LILLEY



THIS BEAUTIFULLY BRIGHT AND WELL-PRESENTED GROUND FLOOR FLAT OFFERS GENEROUS LIVING SPACE, A STUNNING SOUTH-FACING GARDEN, AND A LOCATION THAT BLENDS GREEN SURROUNDINGS WITH EXCELLENT CONVENIENCE.

Property Description

A bright, spacious, and well-proportioned one-bedroom ground floor flat with a generous south-facing garden, ideally located just a short walk from the heart of Shirehampton Village.

Set back from the road and accessed via a communal gate and gentle sloped steps, the flat benefits from its own private entrance and useful side access to the rear garden. The garden is a real standout — south-facing, full of sunlight, and backing onto the green expanse of St Mary’s Park, creating a leafy and private backdrop that’s perfect for relaxing, entertaining, or enjoying outdoor living.

Inside, the property offers a sunny lounge with double doors opening onto the patio and garden, a modern kitchen with gas hob and stylish fixtures, and a contemporary bathroom with underfloor heating. The double bedroom features a lovely bay window, adding extra space and natural light to the room.

Ideal for first-time buyers, downsizers, or anyone seeking a home with both outdoor space and excellent local amenities, this property is within walking distance of shops, cafés, and scenic woodland walks at Kings Weston Estate. There’s also easy access to the M5, regular bus routes, and direct links to Cribbs Causeway and Bristol City Centre.

A fantastic opportunity to enjoy green surroundings without compromising on convenience or connectivity.

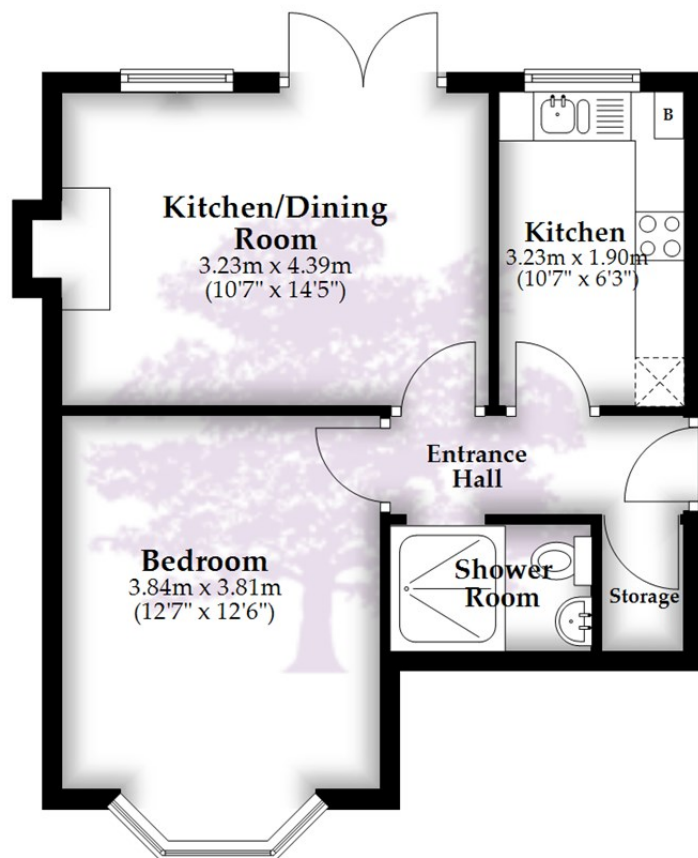
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- Generous south-facing rear garden backing onto St Mary’s Park
 - Side access to the garden – great for bikes or garden access
 - Separate kitchen with gas hob, 1.5 sink, and appliances included
 - Well-sized double bedroom
 - Close to Kings Weston Estate for woodland walks
- Private entrance via sloped steps and own front door
 - Bright, spacious lounge with double doors to patio and garden
 - Underfloor heating in bathroom
 - Walking distance to Shirehampton Village shops and amenities
 - Easy access to the M5 motorway



£195,000



Ground Floor



Total area: approx. 39.6 sq. metres (426.1 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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