



27 Chelwood Road, Shirehampton, BS11 9RA

£395,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

27 Chelwood Road, Shirehampton, BS11 9RA

This lovely semi-detached house which has been in the same family for many years presents an excellent opportunity for families and individuals alike.

Boasting four bedrooms, this property is perfect for those seeking ample living space. The two well-appointed reception rooms provide a welcoming atmosphere for both relaxation or entertaining guests.

One of the standout features of this home is its advantageous corner plot, which not only enhances privacy but also offers potential for outdoor enjoyment. With 2 bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

Additionally, the property includes parking and a garage, ensuring that you have ample space for vehicles and storage.

The location is particularly appealing, as it is situated close to local schools and shops, making daily errands and family commitments easily manageable. With No Onward Chain, this property is ready for you to move in and make it your own without delay.

In summary, this 4 bedroom semi-detached house on Chelwood Road is a fantastic find, combining space, convenience, and a prime location.

Whether you are looking to settle down or invest, this home is sure to meet your needs. Don't miss the chance to view this delightful property. This home is not just a property; it is a place where memories can be made.

The location is ideal for commuters with ease of access for motorway and 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 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.

Please book your viewing today, either Call, Click or Come in and visit our experienced sales team- 0117 2130333/shire@goodmanlilley.co.uk.

Local Authority: Bristol City Council Tel: 0117 922 2000

Tenure: Freehold

Council Tax Band: C

Services: Mains Gas, Electric and Water

- 4 Bedroom Semi-Detached House
- Large Corner Plot
- Parking and a Garage
- Excellent transport links via Shirehampton train station and the Portway
- Offered with No Onward Chain
- 2 Bathrooms and a Downstairs WC
- Close to all Local Amenities
- Short walk to Shirehampton High Street shops and amenities

Location

Chelwood Road is in the heart of Shirehampton village and within walking distance to the local schools. It's around a five minute walk to the High Street and equally a similar distance to the Portway with it's transport links to the centre via both buses and the train. There's plenty of open green space nearby as well walks along the River Avon and the Kings Weston Estate and Woodlands. There are also plenty of facilities and amenities in Shirehampton including shops, cafes, schools, a health centre and sports clubs.

Entrance Hall

uPVC door leading to a spacious hallway, cupboard housing electrics, stairs rising to first floor

Living Room

11'11" x 15'10"
Two windows to front aspect, fireplace,

Kitchen/Breakfast Room

7'5" x 15'10"
Two windows to rear aspect, door to lobby. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over. Gas cooker, plumbing for washing machine.

Lobby

Door to rear garden and WC, understairs storage.

WC

3'10" x 3'7"
Window to rear aspect, low level wc, wash hand basin

First Floor Landing

Access to loft space, doors leading to all rooms.

Bedroom 1

10'5" x 11'11"
Window to front aspect, Airing cupboard housing Combi-Boiler, fitted wardrobes, radiator

Shower Room

5'8" x 3'10"
Window to rear aspect, Shower, low level wc, pedestal sink,

Bedroom 2

9'4" x 11'0"
Window to rear aspect, radiator

Bedroom 3

7'5" x 12'6"
Window to rear aspect, radiator

Bathroom

7'2 x 5'8
Window to front aspect, panel bath, pedestal sink, low level wc, heated chrome towel rail

Bedroom 4

8'2" x 11'0"
Window to front aspect, radiator

Gardens

There are gardens to the front, side and rear. The front garden is laid to lawn. The side is laid to lawn with border shrubs and plants with a path which leads directly to the rear garden that is mainly laid to patio

Garage and Parking

There is a garage with the property via up and over door and power and lighting and a window to the rear and additional parking to the front

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

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Ground Floor

Approx. 52.1 sq. metres (561.3 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.1 sq. feet)



Total area: approx. 104.8 sq. metres (1128.4 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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