44 Church Leaze, Shirehamptn, BS11 9SZ

£350,000

Goodman & Lilley

The Independent Sales, Lettings & Land Agents

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Located in the popular cul-de-sac of Church Leaze, Shirehampton, this delightful semi-detached house presents an excellent opportunity for families and individuals alike.
Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living.

One of the standout features of this property is the extended kitchen, which provides a perfect setting for culinary enthusiasts and family gatherings. The generous layout allows for both functionality and style, making it an inviting space to enjoy meals and entertain guests.

Parking will never be an issue here, as the property accommodates up to three vehicles, complemented by a garage for additional storage or vehicle protection. The absence of a chain means that you can move in without delay, making this an ideal choice for those eager to settle into their new home.

Situated on a popular street, this residence has been cherished by the same family for many years, reflecting a sense of community and stability in the area. With its appealing features and prime location, this semi-detached house is a wonderful opportunity for anyone looking to establish roots in Shirehampton.

Do not miss the chance to make this lovely property your new home.

Church Leaze was built circa 1962 on former Church land known as Church Meadow or Chapel Paddock.

The property is in a popular cul de sac location and close to all local amenities, schools, shops, bus routes , the Portway Park and ride, train station, the nearby village shops, schools and health centre, all motorway links are close by too. The River Avon with its riverside walks is within walking distance, as are both the Blaise and Kingsweston Estates.

Viewing is highly recommended to fully appreciate the accommodation on offer here. Call, Click or Come in and visit our experienced sales team-
/01172130333

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: C

Services: Mains Water, Drainage, gas and Electric.

- No Onward Chain
- Three Bedroom Semi-Detached House
- Cul-de-Sac Location
- Close to the village of Shirehampton
- Close to all Transport Links
- Garage and Parking
- Kitchen/Breakfast Room
- Owned by the Same Family for Many Years

Location
Situated in a village setting, all local amenities, transport links and schools are within easy reach, ensuring that you have everything you need right at your doorstep.

Hallway
Entrance into hallway via uPVC door and side window, understairs cupboard, stairs rising to first floor

Kitchen/Breakfast Room
8'3" x 16'9"
Two windows to rear aspect. uPVC double glazed door leading into the rear garden. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel one and a half bowl sink with mixer tap over. Electric cooker, plumbing for washing machine.

Living Room
11'5" x 11'3"
Bay window to front aspect, fireplace with gas fire, opening into dining room

Dining Room
11'4" x 9'6"
Window to rear aspect, radiator

First Floor Landing
Window to side aspect, access to loft space, doors leading to all rooms

Bedroom 1
11'1" x 11'5"
Window to rear aspect, fitted wardrobes with matching dressing table, radiator.

Shower Room
6'6 x 6'6
Window to rear aspect, double shower enclosure, pedestal sink, low level wc, heated chrome towel rail.

Bedroom 2
9'10" x 11'7"
Bay window to front aspect, cupboard housing Combi-Boiler, radiator

Bedroom 3
7'4" x 6'5"
Window to front aspect, fitted wardrobes, radiator

Gardens
The gardens to the rear are laid to astro turf on one side, the other is laid to patio, the front garden is laid to block pavier.

Garage
The garage has an up and over door, there is also power and lighting

Parking
There is parking to the front for 2 vehicles.

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Ground Floor

First Floor

Total area: approx. 95.9 sq. metres (1032.5 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.

PrimeLocation.com

rightmove.co.uk

The Property Ombudsman

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