



71 ST. MARYS ROAD,  
SHIREHAMPTON, BS11 9PD

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GOODMAN  
& LILLEY



A DELIGHTFULLY PRESENTED THREE BEDROOM, SEMI-DETACHED, 1930S FAMILY HOME WHICH HAS BEEN WONDERFULLY CARED FOR BY THE CURRENT OWNERS. IT IS IDEALLY LOCATED WITH EASY ACCESS TO SHIREHAMPTON TRAIN STATION, BUS CONNECTIONS TO BRISTOL CITY AND THE PARK AND RIDE AND RIVERSIDE WALKS.COUNCIL TAX BAND:B

Entrance vestibule

Entrance via uPVC door into hallway, uPVC double glazed window to front aspect, stairs to first floor.

Lounge

Dual aspect with uPVC double glazed window to front and rear, gas feature fire with surround, two radiators.

Kitchen/Breakfast Room

Dual aspect with uPVC double glazed window to front and rear aspects, fitted with a range of wall and base units with roll top work surfaces over, electric range cooker, stainless steel sink with mixer tap over, combi-boiler, door into conservatory.

Conservatory

uPVC double glazed windows to side and rear, uPVC double glazed door to rear aspect, power and lighting.

First Floor Landing

Radiator, access to loft space.

Bedroom One

Dual aspect with uPVC double glazed windows to front and rear aspect, radiators x 2.

Bedroom Two

Two uPVC double glazed windows to front aspect, radiator

Bedroom Three

uPVC double glazed window to rear aspect, radiator.

Bathroom

uPVC double glazed window to rear aspect, panel bath with shower over, pedestal sink, low level wc, radiator.

Gardens

There are gardens to the front and rear. The rear is elevated on two levels with a patio and lawned area and access to front.

- Semi detached home
  - Sun room
  - South Facing Garden
  - Convenient transport links
- Kitchen/Diner
  - Elevated position
  - 3 Bedrooms
  - Combi boiler



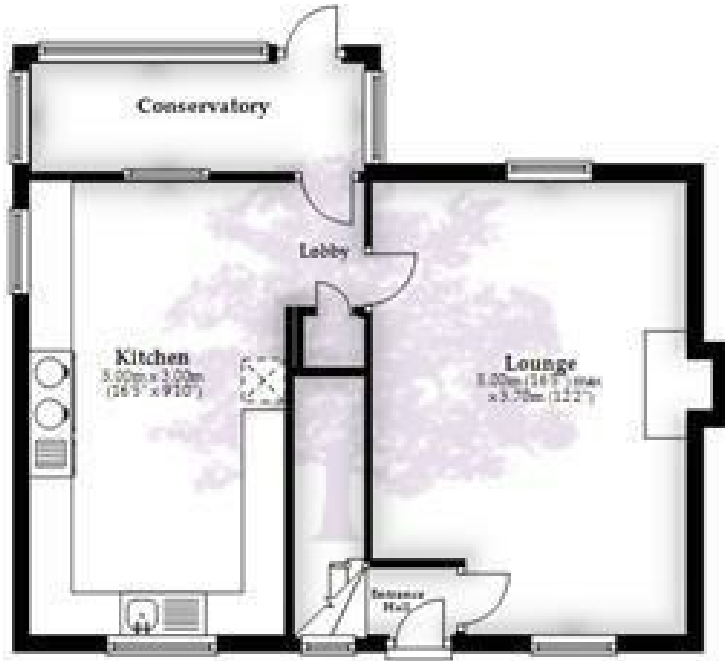
£285,000





## Ground Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



Total area: approx. 82.3 sq. metres (885.8 sq. feet)

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