



42 PRIORY ROAD,
BRISTOL, BS11 9TD

GOODMAN
& LILLEY



THIS SUPERB THREE BEDROOM PROPERTY HAS BEEN THOUGHTFULLY EXTENDED TO THE REAR AND IS SITUATED IN A VERY DESIRABLE ROAD ALLOWING FOR CONVENIENT ACCESS TO ALL AMENITIES SHIREHAMPTON VILLAGE OFFERS

Entrance Hall

Stairs to first floor with cupboards under, access to shower room and lounge dining room

Lounge Area

Double glazed windows to front, oak flooring original ornate ceiling coving, Superb Victorian style open fire with timber surround, radiator, TV point, telephone point

Dining Area

Open plan to both lounge area and breakfast area, oak flooring, radiator, fitted shelving and cupboards

Kitchen/Breakfast Area

Double glazed French doors to rear garden, double glazed window to rear, two double glazed velux windows to rear, oak flooring to breakfast area, tiled floor to kitchen area, fitted kitchen comprising of matching wall and base units with timber block work tops over, inset stainless steel single bowl sink/drainers, inset gas hob with cooker hood over, electric cooker, space for washing machine, opening to utility area

Utility Area

Tiled floor, fitted wall and base units matching kitchen with timber block work tops over and inset stainless steel single bowl sink/drainers, space for fridge/freezer

Shower Room

Tiled floor, low level WC, wash hand basin, shower cubicle with mains shower over, heated towel rail

Landing

Loft access, doors to bedrooms and bathroom

Bedroom One

Double glazed windows to front, radiator, feature Victorian wrought iron fireplace, TV point

Bedroom Two

Double glazed windows to rear, radiator, feature Victorian wrought iron fireplace, built in cupboard, airing cupboard housing central heating combination boiler

Bedroom Three

Double glazed windows to front, radiator, loft access

Bathroom

Double glazed window to rear, tiled floor, 'P' shape shower bathe with mains shower over and central mixer taps with shower head attachment, low level WC, wash hand basin on a pedestal, heated towel rail

Rear Garden

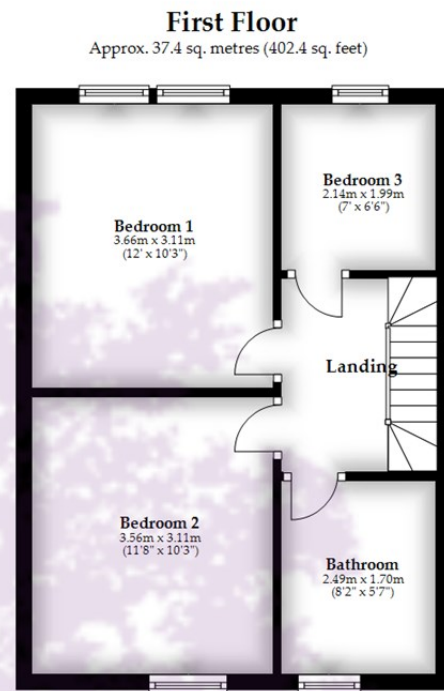
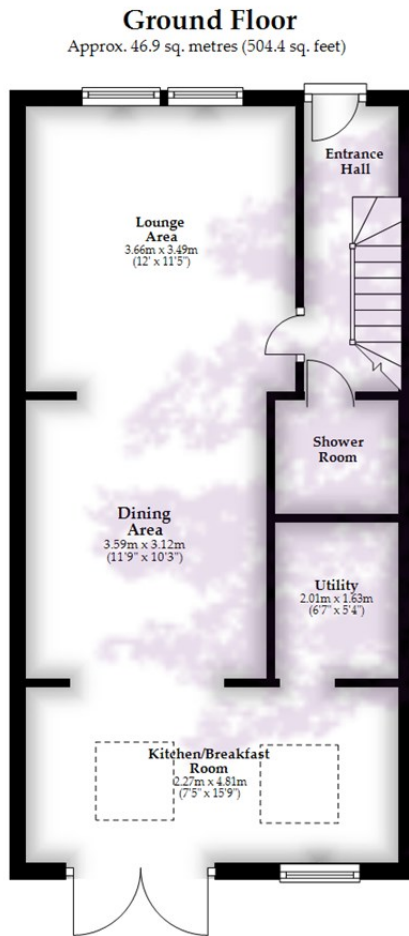
Fencing to either side and to rear, mainly laid to patio with a bed stocked with tree and shrub, outside light

- No Onward Chain
- Downstairs Shower Room
- Stylish Bathroom
- Three Reception Areas
- Utility Area
- Enclosed Rear Garden



£300,000





Total area: approx. 84.2 sq. metres (906.8 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.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopa.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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