







12 OLD BARROW HILL, SHIREHAMPTON BS11 9PY £380,000

HALLWAY
5'9" x 7'9"
Entrance via Obscured front door, small window to front, radiator, stairs to the first floor and doors to downstairs WC and living area

WC
4'3" x 4'9"
Obscured window to front aspect, two piece white porcelain suite comprising low level WC and wash hand basin, Combination Boiler

KITCHEN/DINING ROOM/LIVING AREA
26'4" x 12'3"
Modern fitted kitchen with integral appliances including fridge/freezer, oven/grill, dishwasher and washing machine. Granite style worktops with wooden style doors and metal handles, downlighting throughout and patio French style doors with side windows to the garden.

FIRST FLOOR LANDING
Stairs rising to 2nd floor, doors leading to bedrooms and bathroom

MASTER BEDROOM
13'8" x 12'4"
Two window to rear aspect, 2 radiators,

BEDROOM
9'3" x 11'5"
Box window to front, aspect, built in storage cupboards, radiator

BATHROOM
6'1" x 5'4"
Window to rear aspect, fitted with a three piece porcelain suite comprising of low level WC, wash hand basin and bath with shower screen, radiator.

2ND FLOOR LANDING
5'4" x 12'4"
Access to loft space and window to side aspect. Cupboard housing megaflow system for water pressure and water heating.

BEDROOM
13'8" x 12'4"
Windows to rear aspect, Fitted wardrobes, radiator, door leading into en-suite

EN-SUITE
13'8" x 5'4"
Three piece suite comprising white porcelain wash hand basin with mixer tap over, low level WC, shower cubicle and shaver point.

BEDROOM
8'9" x 12'4"
Window to front aspect, radiator, double cupboard

GARDENS
Decked patio to rear, space for outside table and chairs, steps down to a further decking area, and garden gate for access to garage and off-street parking.

GARAGE AND PARKING
The garage can be found to the rear of the property along with the allocated parking space.



Total area: approx. 106.9 sq. metres (1150.3 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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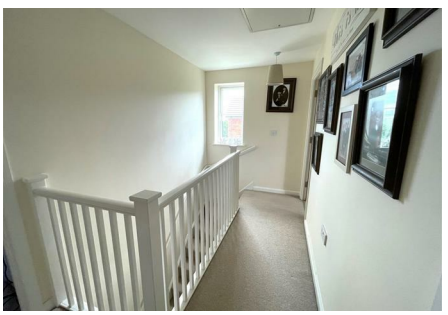
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- Beautiful Spacious & Flexible Townhouse
- Large Sociable Living/Kitchen/Diner On The Ground Floor
- Garage and Off Street Parking
- Close to all Local Amenities
- 4 Good Size Bedrooms
- Family Bathroom, En-Suite & A Cloakroom
- Great Location
- Close to all Local Schools

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

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