



29 ST. BERNARDS ROAD,  
SHIREHAMPTON, BS11 9US

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GOODMAN  
& LILLEY



### Location

Shirehampton is a village on the northwestern edge of Bristol, retaining a strong sense of community and village character despite being part of the city. It features a High Street with shops, cafes and schools and a parish church, and is surrounded by green spaces like the Blaise Castle Estate. Known for its friendly atmosphere and good transport links to Bristol's city center, Shirehampton also boasts a unique history and its own conservation area.

### Entrance Hall

Entrance via uPVC door leading to a spacious hallway, stairs rising to first floor.

### Lounge

uPVC double glazed window to front and rear aspect, fireplace.

### Dining Room

uPVC double glazed window to front aspect, radiator.

### Kitchen

uPVC double glazed window 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. Plumbing for washing machine, stainless steel sink with mixer tap over. Electric oven with stainless steel hood over, breakfast bar

### First Floor Landing

Doors to all rooms, stairs leading to second floor.

### Bedroom

Two uPVC double glazed windows to rear aspect, radiator

### Bathroom

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

### Bedroom

uPVC double glazed window to front aspect, radiator

### Shower Room

uPVC double glazed window to rear aspect, shower cubicle, pedestal sink, low level wc, Combi-Boiler

### Bedroom

uPVC double glazed window to front aspect, radiator

### Second Floor Landing

Door leading to 4th bedroom and en-suite

### Loft Room/Bedroom 4

uPVC double glazed window to rear aspect, skylight, door leading into en-suite

### En-suite

uPVC double glazed window to rear aspect, shower cubicle, pedestal sink, low level wc

### Gardens

The gardens to the rear are a great size and South Facing, they are mainly laid to lawn with a large patio area, a storage shed which has a WC in. There is also side access leading to the front via a secure alleyway.

### Parking

There is parking to the front.

- 4 Bedroom Mid Terraced House
- Large Loft Conversion
- Close to all Amenities
- 3 Bathrooms

- No Onward Chain
- Separate Reception Rooms
- Very Popular Street
- Large South Facing Rear Gardens

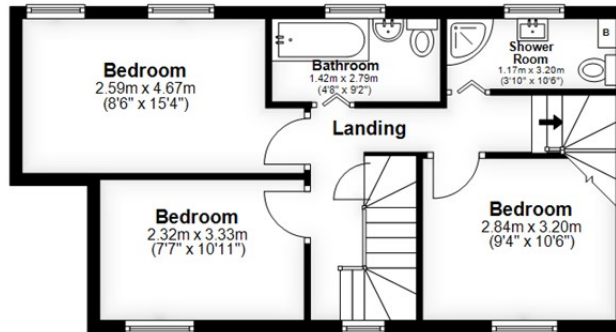


£445,000



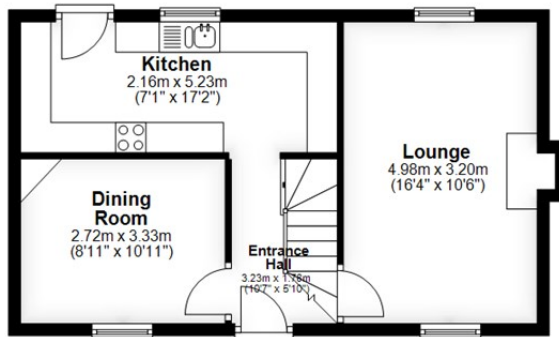
### First Floor

Approx. 45.9 sq. metres (493.9 sq. feet)



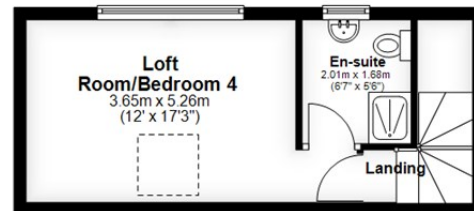
### Ground Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



### Second Floor

Approx. 21.8 sq. metres (234.1 sq. feet)



Total area: approx. 110.9 sq. metres (1194.0 sq. feet)

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