42 Bradley Crescent, Shirehampton, BS11 9SN

£285,000

GOODMAN & LILLEY

THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

42 Bradley Crescent, Shirehampton, BS11 9SN

Positioned in the charming village of Shirehampton, this delightful period house on Bradley Crescent offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for families or couples seeking a serene living environment.

Upon entering, you are welcomed into a cosy front lounge, complete with a feature fireplace that adds a touch of character to the home. The heart of the property is the kitchen and dining area with patio doors leading out into the sunny garden. There is also an office which is very handy if you are working from home.
The property boasts a 35ft rear garden, generous for the road and features a decking area, lawn and a patio, with mature plants and shrubs, ideal for outdoor relaxation or summer barbecues. This outdoor space is a rare find and offers a wonderful retreat for both children and adults alike.

The location is truly exceptional, with Shirehampton high street just a short stroll away, providing easy access to local shops and amenities. For those who enjoy nature, the nearby woodland walks of Kings Weston Estate offer picturesque scenery and a peaceful escape. Commuters will appreciate the easy access to Shirehampton Train Station, as well as the Portway Park and Ride, which leads directly into Bristol City Centre and the M5 motorway.
This property presents a unique opportunity to enjoy village life while remaining well-connected to the vibrant city of Bristol. With its charming features and prime location, this house must be viewed.

We anticipate a strong amount of interest due to the fact that homes like these are always in high demand, so book your viewing without delay. Either Call, Click or Come in and visit our experienced sales team- 0117 2130333/shire@goodmanlilley.co.uk

Tenure: Freehold

Council Tax Band B

Local Authority: Bristol Council Tel: 0117 922 2000

Services: Mains Gas, Water, Drainage and Electric.

- Period home with high ceilings and feature fireplace
- 2 spacious double bedrooms
- Village Location
- Four Piece Bathroom
- Pretty Rear Garden
- End of Terraced Home
- Close to all Amenities
- Close to all Transport Links.

Entrance Hall
Entrance via hardwood door, doors to all rooms, radiator, stairs rising to first floor.

Lounge
8'0" x 11'9"
uPVC double glazed window to front aspect, feature open fireplace, radiator.

Office
10'0" x 4'9"
uPVC double glazed window to rear aspect, radiator

Kitchen/Diner
14'8" x 9'11"
uPVC double glazed patio doors leading into the rear garden. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel gas hob with stainless steel extractor fan over. Electric oven. Stainless steel sink with mixer tap over, plumbing for washing machine and dishwasher. Integrated microwave oven. opening into a good size pantry. Wooden flooring, radiator.

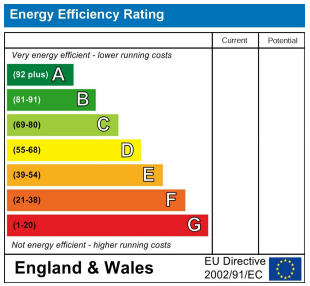
First Floor Landing
Access to loft space, doors leading to all rooms.

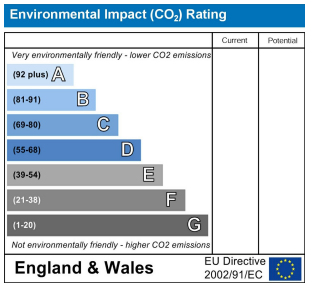
Bedroom 1
8'0" x 15'0"
uPVC double glazed window to front aspect, feature fireplace, radiator.

Bathroom
14'2" x 4'11"
uPVC double glazed window to rear aspect. Four piece bathroom comprising of: Enclosed shower unit, panel bath, low level wc, sink in vanity unit, airing cupboard, heated towel rail.

Bedroom 2
11'6" x 9'10"
uPVC double glazed window to rear aspect, radiator, feature fireplace.

Gardens
This pretty garden is enclosed by a boundary wall. There is a storage shed with Combi-Boiler in. A decking area, a good size lawn bordered by mature plants and shrubs. There is access to the side lane via a wooden gate.

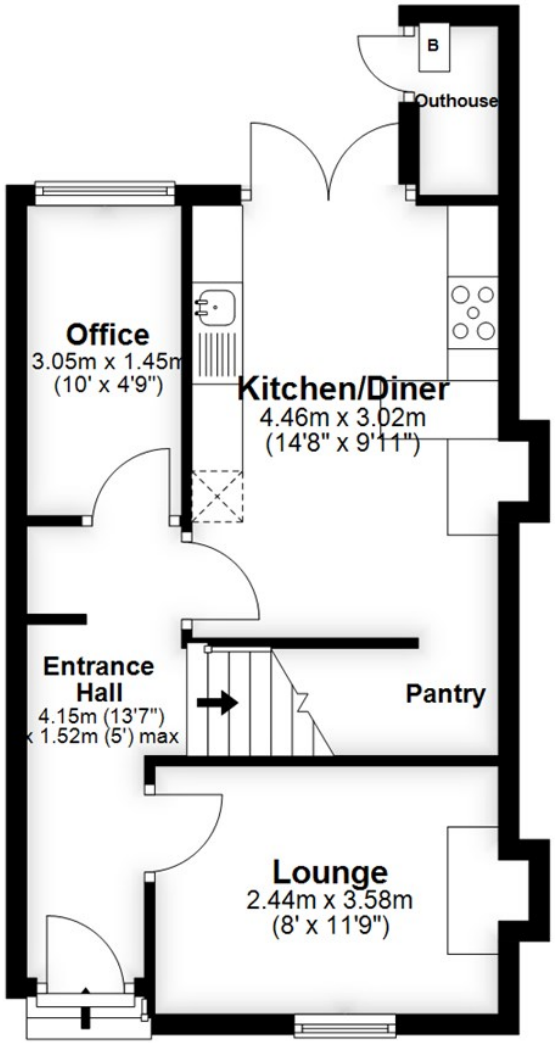




Bristol
9 High Street, Shirehampton
Bristol BS11 0DT
01172 130333
www.goodmanlilley.co.uk

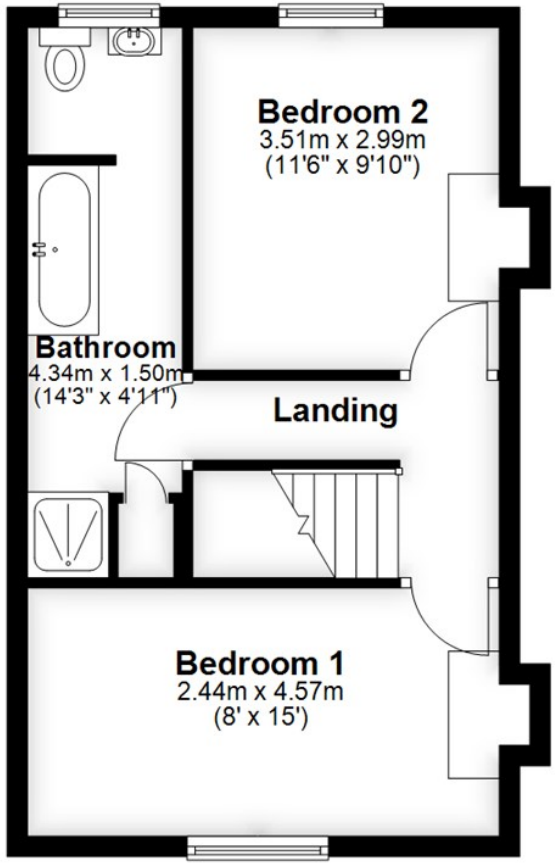
Ground Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



Total area: approx. 74.7 sq. metres (803.7 sq. feet)

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