



42 BRADLEY CRESCENT

SHIREHAMPTON
BS11 9SN

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LOCATION

Bradley Crescent is situated in a popular residential area of Shirehampton, offering a convenient combination of local amenities, excellent transport connections and a good choice of schools. The property is well placed for everyday living, with the village centre close by providing a range of independent shops, cafés, convenience stores and other useful amenities, while the surrounding area also offers plenty of green open space, including the extensive King Weston Estate and access towards Blaise Castle. The area is particularly well positioned for families, with a number of schools within easy reach. Local primary options include St Bernard's Catholic Primary School, Shirehampton Primary School and Nova Primary School, while Oasis Academy Brightstowe provides secondary education locally. Transport links are a particular advantage of the location. Shirehampton railway station is within easy walking distance and provides access along the Severn Beach railway line, with connections towards Clifton, Avonmouth and Bristol Temple Meads. The Portway also provides convenient road access towards Bristol city centre and the wider road network, while the nearby motorway network makes the location well suited to commuters travelling further afield.

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.

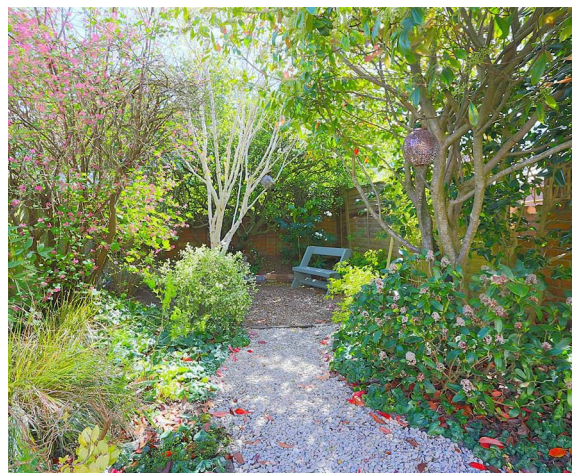
BEDROOM 2

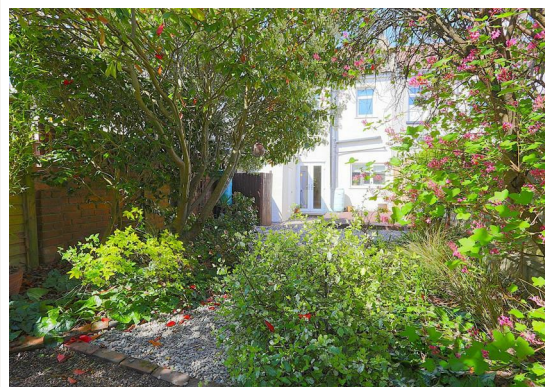
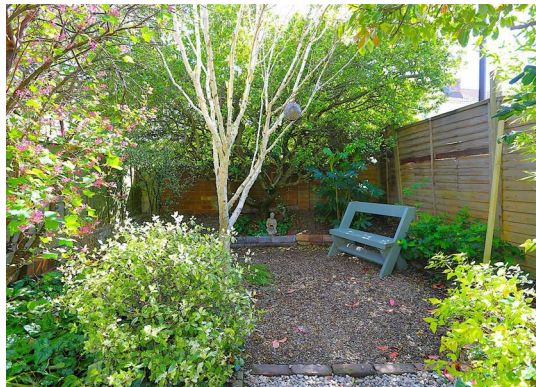
11'6" x 9'10"

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.



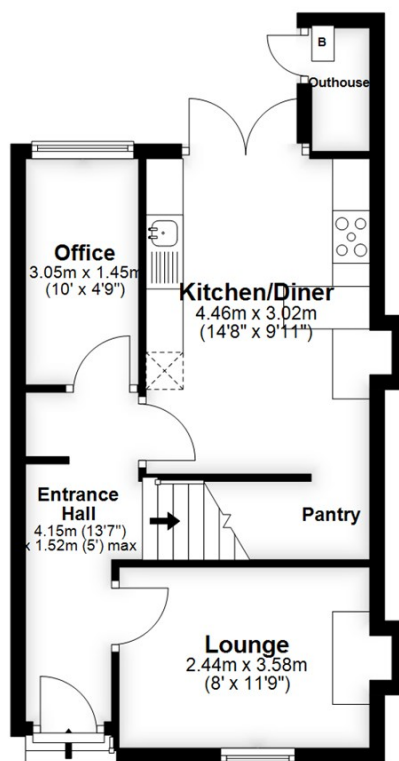




**GOODMAN
& LILLEY**

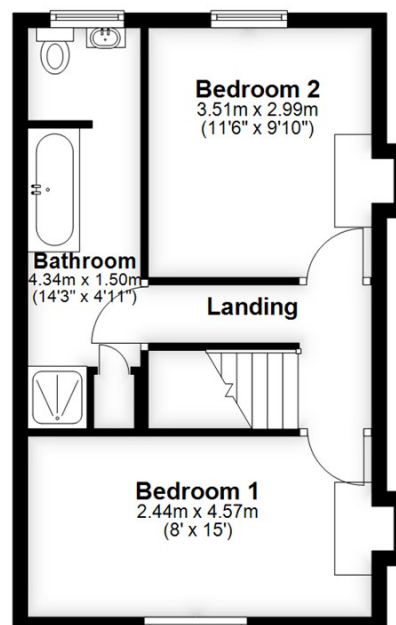
Ground Floor

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)

GOODMAN & LILLEY BRANCH NETWORK

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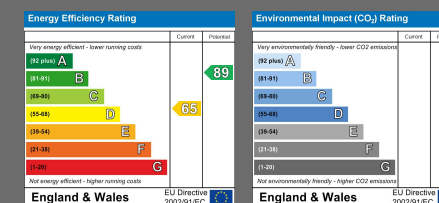
2 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL SQ.FT

1 BATHROOMS
COUNCIL TAX BAND - B

- Beautifully presented period home
- Open-plan kitchen/dining room opening onto the garden
- Sunny 35ft rear garden with deck and patio
- Short walk to Shirehampton High Street
- Ideal first home or investment purchase

- Two generous double bedrooms
- Separate home office/study
- Cosy lounge with feature fireplace
- Excellent transport links to Bristol & M5
- End of terrace home



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm