GOODMAN & LILLEY

27 CHELWOOD ROAD

SHIREHAMPTON
BS11 9RA

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LOCATION
Chelwood Road is in the heart of Shirehampton village and within walking distance to the local schools
It's around a five minute walk to the High Street and equally a similar distance to the Portway with it's transport links to the centre via both buses and the train.
There's plenty of open green space nearby as well walks along the River Avon and the Kings Weston Estate and Woodlands. There are also plenty of facilities and amenities in Shirehampton including shops, cafés, schools, a health centre and sports clubs.

ENTRANCE HALL
uPVC door leading to a spacious hallway, cupboard housing electrics, stairs rising to first floor

LIVING ROOM
11'11" x 15'10"
Two windows to front aspect, fireplace,

KITCHEN/BREAKFAST ROOM
7'5" x 15'10"
Two windows to rear aspect, door to lobby. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over. Gas cooker, plumbing for washing machine.

LOBBY
Door to rear garden and WC, understairs storage.

WC
3'10" x3'7"
Window to rear aspect, low level wc, wash hand basin

FIRST FLOOR LANDING
Access to loft space, doors leading to all rooms.

BEDROOM 1
10'5" x 11'11"
Window to front aspect, Airing cupboard housing Combi-Boiler, fitted wardrobes, radiator

SHOWER ROOM
5'8" x 3'10"
Window to rear aspect, Shower, low level wc, pedestal sink,

BEDROOM 2
9'4" x 11'0"
Window to rear aspect, radiator

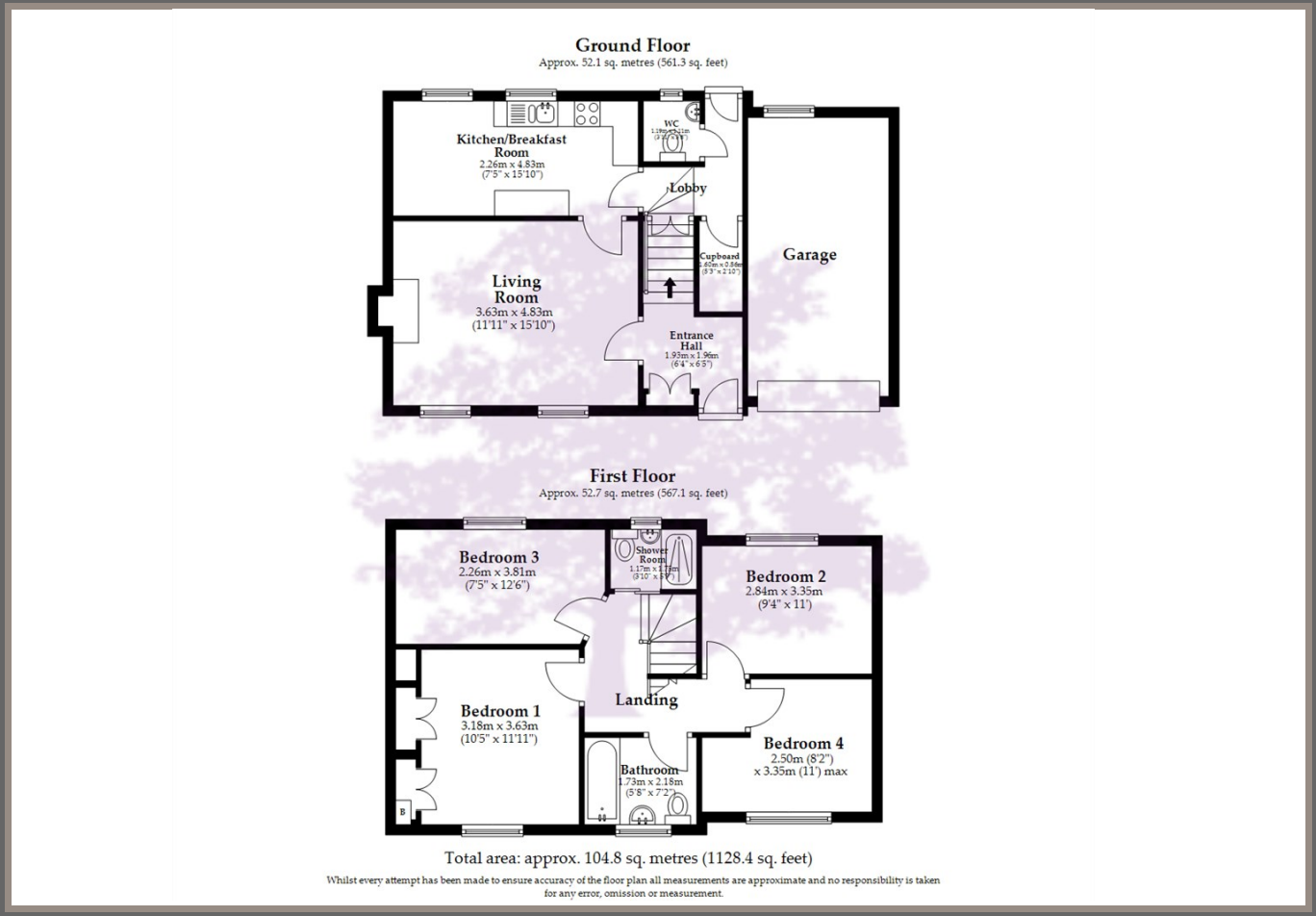
BEDROOM 3
7'5" x 12'6"
Window to rear aspect, radiator

BATHROOM
7'2 x 5'8
Window to front aspect, panel bath, pedestal sink, low level wc, heated chrome towel rail

BEDROOM 4
8'2" x 11'0"
Window to front aspect, radiator

GARDENS
There are gardens to the front, side and rear. The front garden is laid to lawn.The side is laid to lawn with border shrubs and plants with a path which leads directly to the rear garden that is mainly laid to patio

GARAGE AND PARKING
There is a garage with the property via up and over door and power and lighting and a window to the rear and additional parking to the front



4 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL SQ FT

2 BATHROOMS
COUNCIL TAX BAND -

- 4 Bedroom Semi-Detached House
- Large Corner Plot
- Parking and a Garage
- Excellent transport links via Shirehampton train station and the Portway
- Offered with No Onward Chain
- 2 Bathrooms and a Downstairs WC
- Close to all Local Amenities
- Short walk to Shirehampton High Street shops and amenities

GOODMAN & LILLEY

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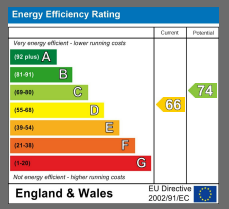

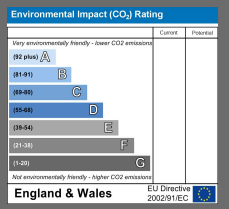

Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm