



7 CEDAR ROW,
SHIREHAMPTON, BS11 0UJ

**GOODMAN
& LILLEY**



Entrance Vestible

double glazed door into lower hallway, built in cupboards, stairs rising to first floor

Cloakroom

Double glazed window to front aspect, close coupled wc, wall mounted wash hand basin, radiator.

Bedroom Four/Study

Double glazed window to front aspect, radiator.

kitchen/Family Room

Glass screened gallery with steps down to sitting room, stairs descending to lower ground floor. Kitchen is fitted with a range of wall and base units with roll top work surface. Stainless steel one and a half bowl sink with mixer tap over, electric double oven, four ring induction hob, radiator.

Sitting Room

Double glazed full height window to rear aspect, double glazed door stairs leading to a raised veranda with steps onto rear garden.

Lower Ground floor

Stairs descending to games room

Games Room

Steps down to garden room, radiator

Garden Room

Double Glazed patio doors into rear garden

First Floor Landing

Staircase descending to the ground floor, skylight giving access to loft space which houses combi-boiler

Bedroom One

Double Glazed window overlooking rear garden, fitted wardrobes, radiator.

Bedroom Two

Double Glazed window overlooking front aspect, radiator

Bedroom Three

Double glazed window overlooking front aspect.

Bathroom

Panel bath with mixer shower over, pedestal sink with close coupled wc, heated towel rail.

Front Garden

open plan with raised flower bed

Rear Garden

An open plan south facing garden with a variety of mature plants and shrubs, large lawned area, patio area.

Garage

A single garage to the front with an up and over door.

Parking

Their is an allocated parking space to the front for one vehicle.

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- Three Storey House
 - Double Glazing
 - South Facing Garden
 - Four Bedrooms
 - Gas Heating
 - Garage

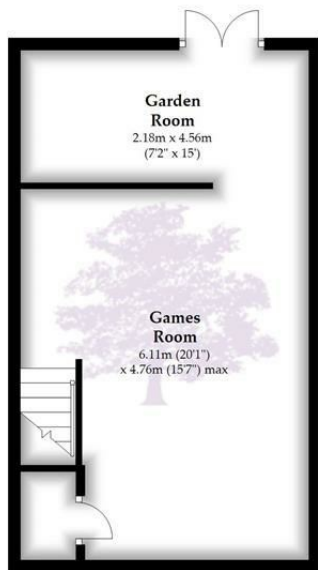


£390,000



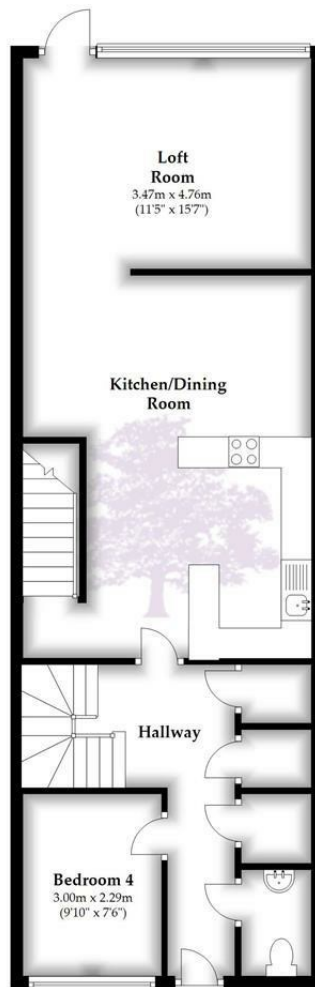
Basement

Approx. 39.4 sq. metres (424.5 sq. feet)



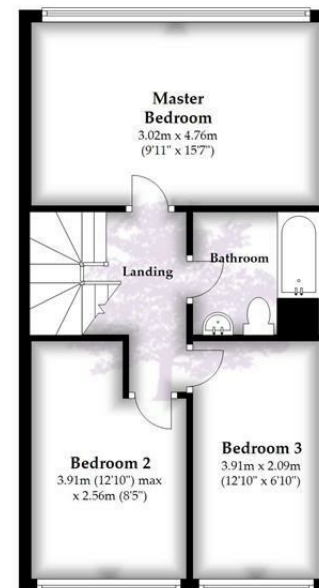
Ground Floor

Approx. 71.8 sq. metres (773.3 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



Total area: approx. 154.9 sq. metres (1666.8 sq. feet)

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