98 Nibley Road, Shirehampton, BS11 9XW

Guide Price £395,000

GOODMAN & LILLEY

THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

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Spacious 1930s family home on highly desired Nibley Road – side extension, conservatory, loft room & double garage!

- No onward chain
- 1930s three-bedroom end-terrace full of character and space
- South-facing garden – perfect for families, entertaining, or gardening
- Original 1930s features – bay windows, feature fireplace, and high ceilings
- Double garage with rear access plus off-street parking to the front
- Set on highly desired Nibley Road, backing onto green space and the River Avon
- Side extension currently used as large WC/shower room – versatile for utility, office, or snug
- Spacious conservatory and dining area filled with natural light
- Large loft room with Velux windows offering elevated green views
- In need of some updating and modernisation, offering fantastic potential to create a dream family home

Property Description

Set on the ever-popular Nibley Road in Shirehampton, this substantial 1930s three-bedroom end-terrace offers generous proportions, period charm, and exceptional potential. Backing directly onto open green space and the River Avon, the property enjoys a peaceful, leafy outlook rarely found so close to local amenities—an ideal setting for a family home.

A welcoming entrance hall leads to a bright bay-fronted living room featuring an original fireplace and high ceilings. To the rear, a sunny dining area opens seamlessly into a large south-facing conservatory, flooding the space with natural light and creating an ideal area for relaxing or entertaining.

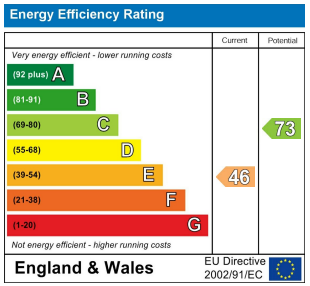
A side extension currently provides a spacious WC and shower room, offering excellent scope to reconfigure as a utility room, additional reception space, or home office. The extended kitchen is generously sized, with ample room to create a kitchen-diner perfectly suited to modern family living.

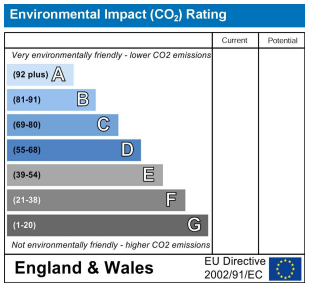
Upstairs, there are three well-proportioned bedrooms, all benefiting from high ceilings, alongside a family bathroom. A substantial loft room, accessed via a sturdy pull-down ladder, offers useful additional space and enjoys attractive elevated views over the surrounding greenery.

Outside, the south-facing rear garden provides plenty of space for children, pets, or keen gardeners. Beyond the garden sits a large double garage with rear lane access, complemented by off-street parking to the front of the property.

Nibley Road is ideally positioned within easy reach of Shirehampton High Street—just an 11-minute walk - offering a range of independent cafés, a butcher, and fresh produce shops. Excellent transport links are close by, including Shirehampton train station, the Portway, and motorway access.

While the property would benefit from some modernisation, its generous layout, character features, and enviable location present a rare opportunity to create a truly outstanding family home in one of Shirehampton's most sought-after roads.





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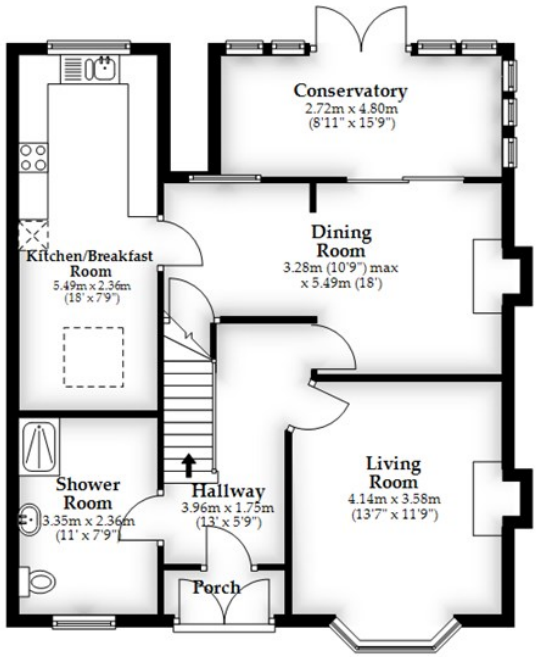
Ground Floor



First Floor

Total area: approx. 134.3 sq. metres (1446.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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