



35 Clifford Gardens, Shirehampton, BS11 0ED

£315,000

GOODMAN
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35 Clifford Gardens, Shirehampton, BS11 0ED

A well presented three bedroom end terraced family home situated in the popular Clifford Gardens, affording stunning far reaching views and situated a short walk away from Shirehampton village or 'the Shire' as locals fondly call it. The road is named after the renown De Clifford family who were the squires of Kingsweston from 1776-1832.

The light and airy accommodation is arranged over three floors and briefly comprises; entrance hall with doors to the kitchen and the living room with patio doors opening to a good sized tiered rear garden which enjoy the outstanding views of the neighbouring area and countryside. The first floor offers two double bedrooms and the family bathroom, with stairs in turn rising to the third double bedroom which has been converted into the loft space. There is also the added benefit of off road parking to the front of the property. The property has front and back gardens; the latter offers excellent potential as a private retreat with creative tiered landscaping. With beautiful views from the top of the long garden, you can spend many hours on the summer nights enjoying a bbq with freinds and family on the terrace.

Clifford Gardens is perfectly positioned to enjoy Shirehampton's amenities. Less than 300 yards away, the High Street features a variety of shops, quaint cafés, including a bakery, butchers, and a pharmacy. For recreation, the nearby Shirehampton Park and the vast 650-acre Blaise Castle Estate offer ample green space for outdoor activities and leisurely walks. There are local primary and secondary schools all within walking distance. All bus stops are close by as is Portway Park & Ride and Shirehampton Train Station

A lovely family home that must be viewed to be fully appreciated..... either Call, Click or Come in and visit our experienced sales team- 0117 2130333/shire@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: B

Services: Gas, electric, and mains water

- End Terraced Home in Popular Location
- Stunning Far Reaching Views
- Good Sized Tiered Rear Gardens
- Three Double Bedrooms
- Off Road Parking to the Front
- Close To Shirehampton Village

Location

The property is located on Clifford Gardens, a cul-de-sac which was constructed from 1958 onwards, the road was named after the well known de Clifford family who were the squires of Kingsweston from 1776-1832. It is just a short walk from the shops, cafés, health centre, bus routes, train station and Shirehampton village, and also convenient for Avonmouth and the City Centre. It is in the catchment area for several schools rated good by Ofsted, including St Bernard's RC primary, and Shirehampton primary. At secondary level, Oasis Academy Brightstowe is rated good, as is St Bede's Catholic College.

Entrance Vestibule

12'0" x 5'4"

Entrance via uPVC door into hallway.

Hallway

Stairs rising to first floor, under stairs storage, radiator.

Kitchen/Breakfast Room

12'0" x 9'1"

uPVC double glazed window to front aspect. Fitted with a range of wall and base units with roll top work surfaces. One and a half bowl sink with mixer tap over. Stainless steel gas hob with extractor over, electric oven, plumbing for washing machine, radiator, seating area.

Lounge

14'11" x 11'10"

Double glazed sliding patio doors into rear garden, open fireplace with wooden mantle over, radiator, tv point.

First Floor Landing

Doors to all rooms, stairs leading to second floor.

Bathroom

7'3" x 5'6"

uPVC Obscured double glazed window to front

aspect, panel bath with shower over, vanity sink, low level WC, radiator.

Bedroom One

14'11" (into wardrobes) x 9'4"

uPVC double glazed window to rear aspect, fitted wardrobes, radiator.

Bedroom Two

11'10" x 9'1"

uPVC double glazed window to front aspect, radiator.

Bedroom Three

14'06 x 11'10

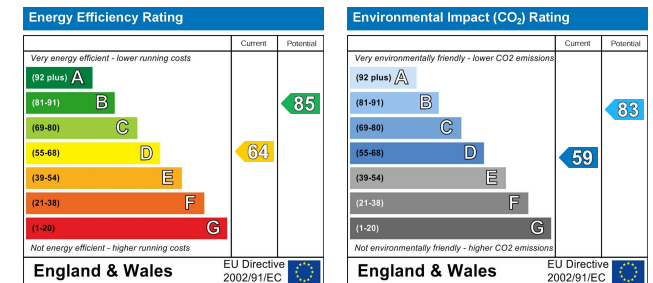
Two skylight windows to front aspect, under eaves storage, radiator.

Gardens

The beautiful mature rear garden which is approx 25m is stepped in generous tiers which is landscaped with "established shrubs and plants" with a level family "play area" and decking areas to the top 2 tiers. The views from the top are far reaching across to Abbots Leigh, the Avon Gorge and the whole Avon valley leading across to the mouth of the Severn. The property also has side access through a secure gate and a lovely patio area, there is also an outhouse and a low maintenance front garden.

Parking

There is parking to the front of the property.



Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

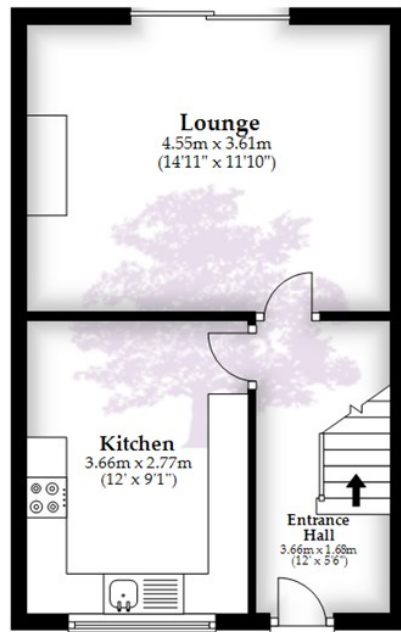
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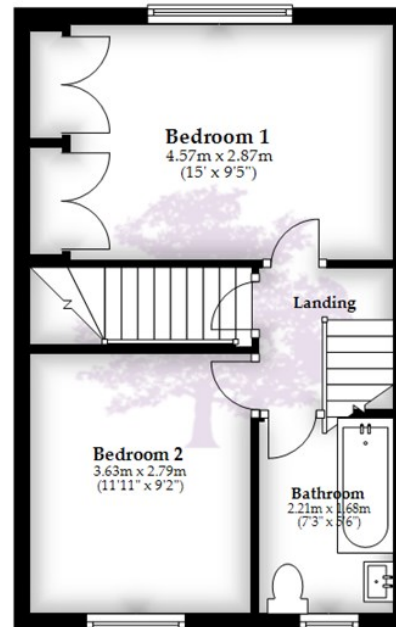
Ground Floor

Approx. 33.5 sq. metres (360.2 sq. feet)



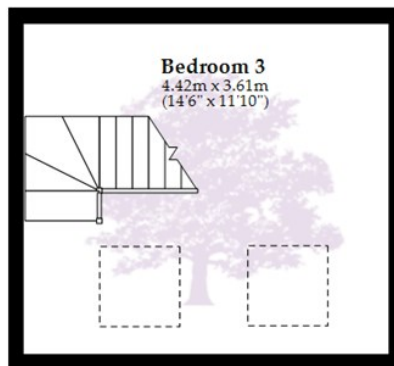
First Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



Second Floor

Approx. 15.9 sq. metres (171.5 sq. feet)



Total area: approx. 83.4 sq. metres (897.6 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.