



44 Bradley Crescent, Shirehampton, BS11 9SN

£225,000

GOODMAN
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Located in the village of Shirehampton, this beautifully redecorated ground floor flat on Bradley Crescent offers a perfect blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for both first-time buyers or investors.

The flat features a spacious front reception room, ideal for relaxing or entertaining guests. The two well-proportioned bedrooms provide ample space for rest and relaxation, making it a perfect home for individuals or small families. The bathroom is thoughtfully designed, catering to all your daily needs. One of the standout features of this property is the sunny rear garden, which offers a serene outdoor space to enjoy the fresh air and sunshine. Whether you wish to cultivate your own plants or simply unwind with a good book, this garden is a delightful addition to your living experience.

Situated in a village location, this flat benefits from a peaceful atmosphere while still being conveniently close to local amenities. Shirehampton boasts a friendly community and offers a range of shops, cafes, schools and recreational facilities, ensuring that everything you need is within easy reach. In summary, this two-bedroom ground floor flat in Shirehampton is a wonderful opportunity to embrace village life with the added benefit of a private garden. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your new home.

Bradley Crescent is an interesting terrace of late Victorian homes built 1897 onwards on the land that formed part of Manor Farm. Shirehampton Village is just a short walk and offers ease for commuters with the bus routes, train station and easy access to the M5/M4.

A viewing is highly recommended to appreciate what this beautiful Victorian terrace has to offer. Click or Come in and visit our experienced sales team-01172130333

Tenure- Leasehold

Council Tax Band - A

- No Onward Chain
- 2 Bedroom Ground Floor Flat
- Tastefully Decorated Throughout
- Great First Time Buy or Buy 2 Let Investment
- Village Location
- Rear Private Garden
- Close to all Transport Links.
- Close to Shops and Schools

Location

The location is truly exceptional, with Shirehampton high street just a short stroll away, providing easy access to local shops and amenities. For those who enjoy nature, the nearby woodland walks of Kings Weston Estate offer picturesque scenery and a peaceful escape. Commuters will appreciate the easy access to Shirehampton Train Station, as well as the Portway Park and Ride, which leads directly into Bristol City Centre and the M5 motorway. There are nearby local schools and good cafes all within walking distance. This property presents a unique opportunity to enjoy village life while remaining well-connected to the vibrant city of Bristol.

Entrance Hallway

Entrance via uPVC door into hallway, doors leading to all rooms

Kitchen/Dining/Living Room

11'9" x 15'10"
Two uPVC double glazed windows to front aspect, fitted with a range of wall and base units with roll top work surfaces. Electric hob and oven with

extractor over, stainless steel sink with mixer tap over. Fridge freezer, space for washing machine.

Bedroom 1

8'0" x 13'4"
uPVC double glazed window to side aspect, radiator

Bathroom

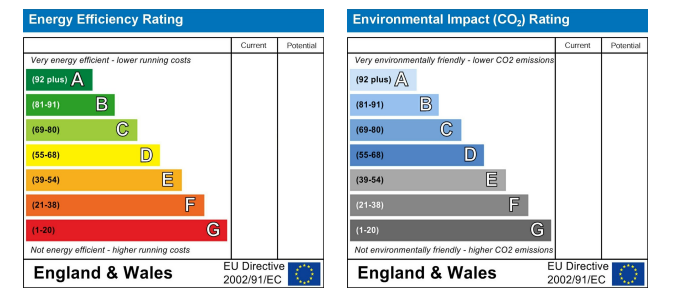
9'7" x 5'6"
P Shaped bath with shower over, pedestal sink, low level wc, heated chrome towel rail.

Bedroom 2

9'7" x 8'0"
uPVC double glazed window to rear aspect, radiator, Combi-Boiler

Gardens

There are sunny gardens to the rear that are mainly laid to patio there is a large storage shed raised border plants and shrubs and private side access.



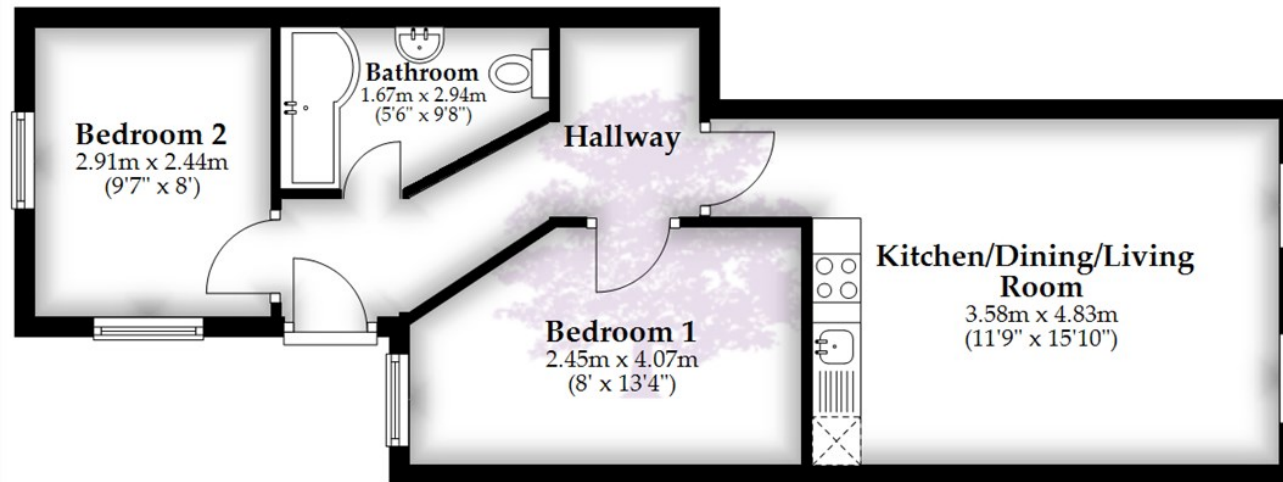
Bristol

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Ground Floor



Total area: approx. 46.5 sq. metres (500.1 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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