



72 OLD QUARRY ROAD

SHIREHAMPTON
BS11 0ER

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LOCATION

The property is just a short walk from Shirehampton High Street, with its selection of shops, cafes, and local amenities. Kings Weston Woods and Blaise Castle Estate are also easily accessible via nearby footpaths, offering peaceful green space for weekend walks.

Excellent transport links include the M5 motorway, Portway into Bristol, and Shirehampton Train Station, making it an ideal home for commuters or young families.

ENTRANCE HALLWAY

16'11" x 7'10"

Entrance via composite door, stairs rising to first floor

KITCHEN

8'7" x 8'0"

Window to rear aspect, fitted with a range of wall and base units with roll top work surfaces. Electric cooking range, stainless steel sink with mixer tap over,

UTILITY

8'7" x 2'7"

Door to rear garden, plumbing for washing machine,

LIVING ROOM

12'6" x 11'4"

Box window to front aspect, feature fireplace, opening into dining room

DINING ROOM

13'7" x 9'4"

uPVC double glazed patio doors with matching side windows into rear garden, radiator.

FIRST FLOOR LANDING

Access to loft space, doors to all rooms

SHOWER ROOM

5'6" x 7'8"

Window to rear aspect, double shower enclosure, enamel sink with matching unit under, low level wc,

BEDROOM 1

14'5" x 10'2"

Window to front aspect, radiator, fitted wardrobes,

BEDROOM 2

11'5" x 10'2"

Window to rear aspect, radiator, fitted wardrobes, one housing Combi-Boiler

BEDROOM 3

10'1" x 7'10"

Window to front aspect, radiator, over stairs cupboard.

GARDENS

There are sunny garden to the rear, a large patio area, mature plants and shrubs, a few steps up to the lawned area then a few steps up to the detached garage.

GARAGE AND PARKING

There is a detached garage to the rear of the property, this is accessed via Penpole Lane entrance, there is also parking to the front.



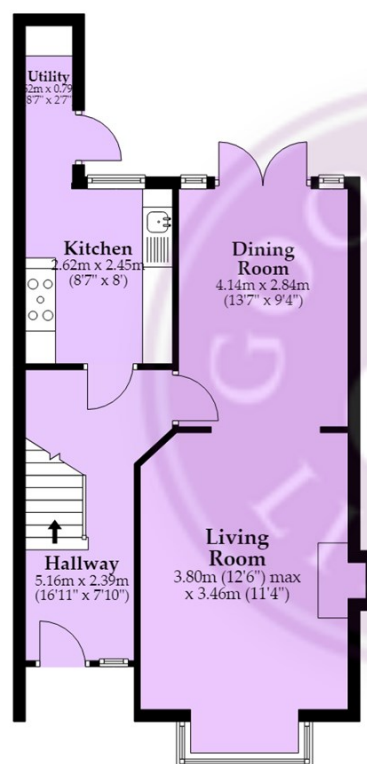




GOODMAN & LILLEY

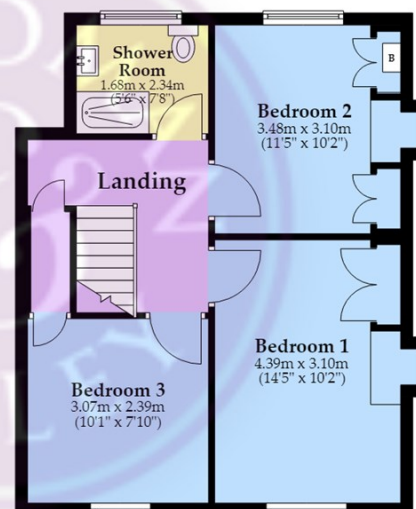
Ground Floor

Approx. 49.3 sq. metres (530.3 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



Total area: approx. 93.4 sq. metres (1005.7 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.

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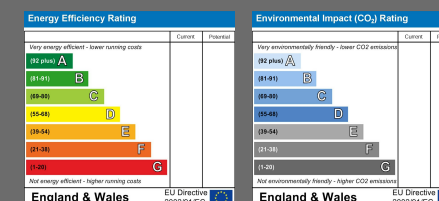
3 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL SQ.FT

1 BATHROOMS
COUNCIL TAX BAND - C

- No Onward Chain
- Situated on a popular residential street
- Two reception rooms
- Sunny south-facing rear garden
- Conveniently located for local amenities, schools and transport links

- Three double bedrooms
- Detached garage and off-road parking to the front
- Kitchen with separate rear utility area
- Ideal family home
- Viewing highly recommended



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