



554 PORTWAY

SHIREHAMPTON
BS11 9QG

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LOCATION

Conveniently located, the property enjoys excellent transport links into Bristol via the Portway, with easy access to the nearby Park & Ride bus service and Shirehampton Train Station, both in walking distance. The M5 motorway network is also easily accessible, making this an excellent choice for commuters.

PORCH

Entrance via porch with door leading to hallway

ENTRANCE HALL

Stairs rising to first Floor

LIVING ROOM

12'10" x 13'4"

uPVC double glazed bay window to front aspect, fireplace, opening to dining room

DINING ROOM

11'2" x 13'4"

Radiator, sliding patio doors leading into utility room

UTILITY ROOM

7'7" x 4'4"

Window to rear aspect, work tops, door leading to the rear garden

WET ROOM

6'11" x 5'9"

Low level wc, wash hand basin, shower

KITCHEN

11'2" x 7'5"

Window to rear aspect, fitted with a range of wall and base units with roll top work surfaces over. Gas hob with extractor over, electric oven, stainless steel sink with mixer tap over, plumbing for washing machine.

WC

Low level wc, wash hand basin

FIRST FLOOR LANDING

Access to loft space,

BEDROOM 1

19'0" x 8'11"

Windows to front and rear aspect, radiator.

BEDROOM 2

12'4" x 12'7"

Bay window to front aspect, fitted wardrobes, radiator

BEDROOM 3

10'6" x 12'10"

Window to rear aspect, radiator, fitted cupboards

SHOWER ROOM

7'11" x 7'4"

Window to front aspect, double shower enclosure, low level wc, pedestal sink.

BEDROOM 4

10'6" x 7'5"

Window to rear aspect, radiator, Combi-Boiler

GARDENS

There are raised gardens to the rear that are mainly laid to lawn and are enclosed by fencing.

GARAGE AND PARKING

There are 2 garages to the side and rear. The rear garage is useful to add as a workshop and is accessed via the rear garden. There is parking to the front for 2 cars.







GOODMAN & LILLEY

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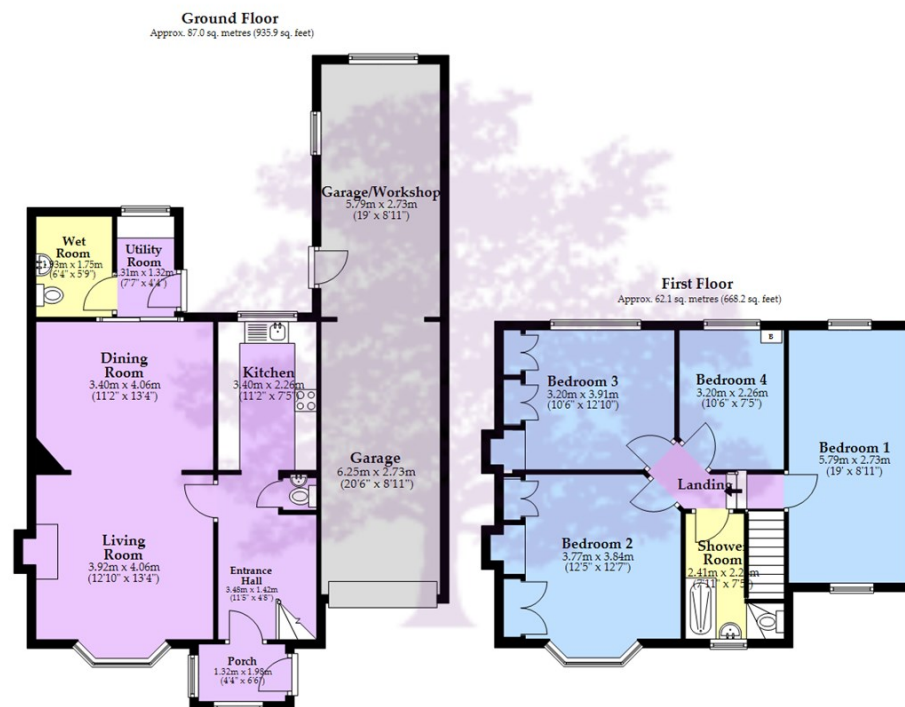
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LAND & NEW HOMES

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Total area: approx. 149.0 sq. metres (1604.1 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.

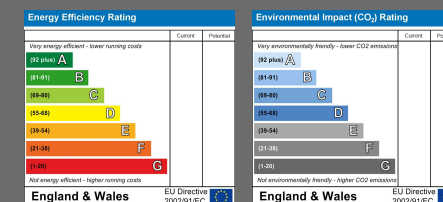
4 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL SQ.FT

2 BATHROOMS
COUNCIL TAX BAND - C

- Four-bedroom semi-detached family home
- Conveniently close to local schools, shops, and amenities
- Extended to the side, offering additional living space
- Ideal for growing families or buyers needing extra storage and parking
 - No Onward Chain, Move as Fast as you want

- Sought-after Portway location with No Onward Chain
- Shower Room, Wet Room and Utility Room
- Two garages plus two off-road parking spaces
- Raised rear gardens with elevated seating and outdoor space
- Lovely Raised gardens with Large Tandem Garage



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