



9 Dursley Road, Shirehampton, BS11 9XB

£350,000

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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 9 Dursley Road, Shirehampton, BS11 9XB

\*\*\* 2 double bedrooms with large loft room\*\*\*

Located on Dursley Road in the charming area of Shirehampton, this delightful Victorian terraced home offers a perfect blend of character and modern living. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful setting for gatherings with friends and family.

One of the standout features of this home is its picturesque riverside location, which not only enhances the beauty of the surroundings but also offers a tranquil atmosphere for daily living. The property is conveniently situated close to all essential amenities, ensuring that shops, schools, and recreational facilities are just a short stroll away. Additionally, excellent transport links make commuting to nearby areas both easy and efficient. The Portway Park and Ride leading into Bristol City centre and our very own train station being moments away.

This home is offered with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer or looking to invest in a property with charm and potential, this Victorian terraced house is a must-see.

The light and airy accommodation is arranged over three floors and briefly comprises; entrance hall, bay fronted living room, dining room and kitchen/breakfast room leading into a utility room with door leading into the rear garden. The first floor offers two double bedrooms and a great size family bathroom, with stairs in turn rising to the loft conversion with attractive views to the rear.

Properties in this condition and in this location are selling fast and we anticipate the same here. Please book your viewing without delay, either Call, Click or Come in and visit our experienced sales team- 0117 2130333/ shire@goodmanlilley.co.uk

- No Onward Chain
- 3 Bedroom Victorian Terraced House
- Great Riverside Location
- Close to all Amenities
- Low Maintenance Rear Garden
- Loft Room with Views

- Double Glazing and Gas Heating
- Good size Loft Room

### Location

Nestled in the heart of the village of Shirehampton, enjoy being moments away from Portway Park and Ride leading into Bristol City centre and our very own train station offers short journeys into Clifton and Temple Meads among other stops. There are also local schools all within walking distance.

### Hall

Entrance via uPVC door leading to inner vestibule, door opening into hallway, stairs rising to first floor.

### Lounge

14'8" x 12'10"

Bay window to front aspect, fireplace, radiator

### Dining Room

12'3" x 10'6"

Window to rear aspect,

### Kitchen

12'2" x 9'10"

Window to side aspect, fitted with a range of wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, electric cooker, understairs cupboard, opening into utility room.

### Utility Room

7'10" x 10'4"

Window to rear aspect, uPVC door leading into the rear garden, plumbing for washing machine, combi-boiler

### Landing

Doors leading to all rooms, stairs rising to second floor.

### Bathroom

12'2 x 9'10

Window to rear aspect, corner bath, pedestal sink, low level wc

### Bedroom 1

12'3" x 16'4"

Two windows to front aspect, fireplace

### Bedroom 2

9'4" x 12'7"

Window to rear aspect, fireplace, shower cubicle.

### Loft Room

13'11" x 14'11"

Two skylights, fireplace.

### Rear Garden

The sunny garden to the rear is enclosed by fence paneling, mainly laid to astro turf with a patio area

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Bristol

9 High Street, Shirehampton

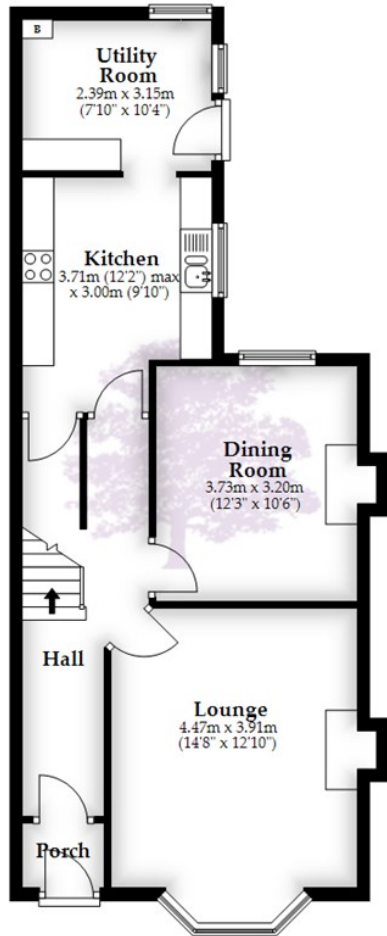
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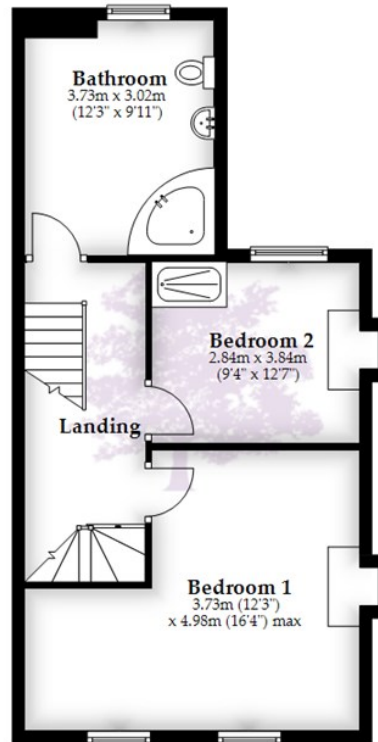
[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)



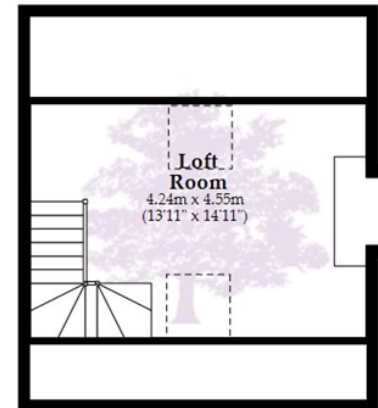
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 144.0 sq. metres (1549.7 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.  
Plan produced using PlanUp.



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