



3 CERNEY LANE,
SHIREHAMPTON, BS11 9YD

**GOODMAN
& LILLEY**



A FANTASTIC OPPORTUNITY TO PURCHASE THIS THREE BEDROOM MID TERRACED PROPERTY ON THE ALWAYS POPULAR CERNEY LANE ON THE COTSWOLDS ESTATE IN SHIREHAMPTON NEXT TO THE RIVER. THE WHOLE ESTATE HAS ROADS NAMED AFTER VILLAGES AND TOWNS IN THE COTSWOLDS IN GLOUCESTERSHIRE, THIS WAS A COMMON PRACTICE FROM TOWN PLANNERS IN THE 20TH CENTURY

Porch

Sliding doors into porch, door leading into hallway.

Entrance Hall

Storage cupboard, stairs rising to first floor.

Kitchen

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, plumbing for washing machine, electric cooker.

Lounge

Patio doors leading into rear garden.

Landing

Access to loft space, Cupboard housing combi-boiler

Bedroom 1

uPVC double glazed window to front aspect, radiator.

Bedroom 2

uPVC double glazed window to rear aspect, fitted cupboard, radiator

Bedroom 3

uPVC double glazed window to rear aspect, fitted cupboard

Bathroom

Window to front aspect, panel bath with shower over, pedestal sink.

WC

Window to front aspect, low level wc

Gardens

There are gardens to the rear which are laid to lawn with access to rear.

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- Riverside Location
 - Three Bedrooms
 - Double Glazing
 - No Onward Chain
 - Gas Heating
 - Gardens

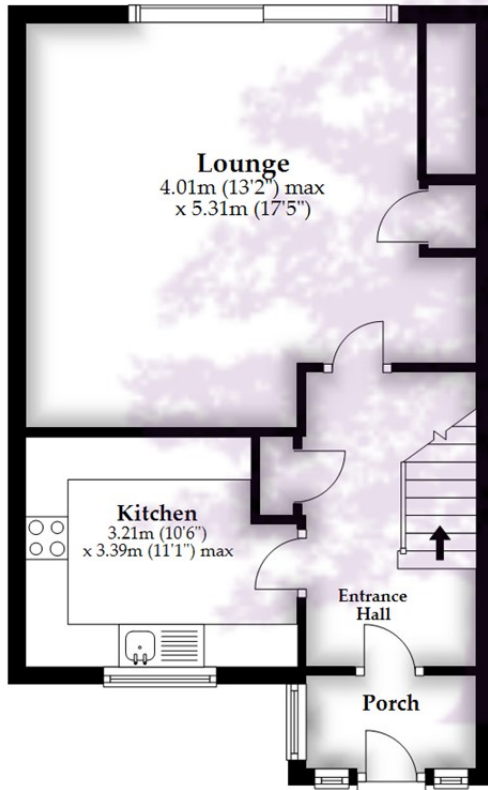


£269,950



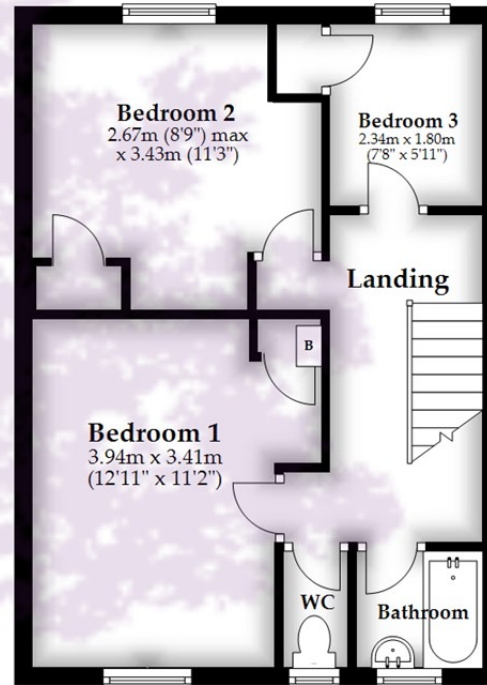
Ground Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



Total area: approx. 81.9 sq. metres (881.9 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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