29 St. Bernards Road,
Shirehampton, BS11 9US

Goodman & Lilley

Location
Shirehampton is a village on the northwestern edge of Bristol, retaining a strong sense of community and village character despite being part of the city. It features a High Street with shops, cafes and schools and a parish church, and is surrounded by green spaces like the Blaise Castle Estate. Known for its friendly atmosphere and good transport links to Bristol's city center, Shirehampton also boasts a unique history and its own conservation area.

Entrance Hall
Entrance via uPVC door leading to a spacious hallway, stairs rising to first floor.

Lounge
uPVC double glazed window to front and rear aspect, fireplace.

Dining Room
uPVC double glazedw indow to front aspect, radiator.

Kitchen
uPVC double glazed window to rear aspect, uPVC double glazed door leading into the rear garden. Fitted with a range of wall and base units with roll top work surfaces. Plumbing for washing machine, stainless steel sink with mixer tap over. Electric oven with stainless steel hood over, breakfast bar

First Floor Landing
Doors to all rooms, stairs leading to second floor.

Bedroom
Two uPVC double glazed windows to rear aspect, radiator

Bathroom
Upvc double glazed window to rear aspect, panel bath with shower over, pedestal sink, low level wc, radiator

Bedroom
uPVC double glazed window to front aspect, radiator

Shower Room
uPVC double glazed window to rear aspect, shower cubicle, pedestal sink, low level wc, Combi-Boiler

Bedroom
uPVC double glazed window to front aspect, radiator

Second Floor Landing
Door leading to 4th bedroom and en-suite

Loft Room/Bedroom 4
uPVC double glazed window to rear aspect, skylight, door leading into en-suite

En-suite
uPVC double glazed window to rear aspect, shower cubicle, pedestal sink, low level wc

Gardens
The gardens to the rear are a great size and South Facing, they are mainly laid to lawn with a large patio area, a staorage shed which has a WC in. There is also side access leading to the front via a secure alleyway.

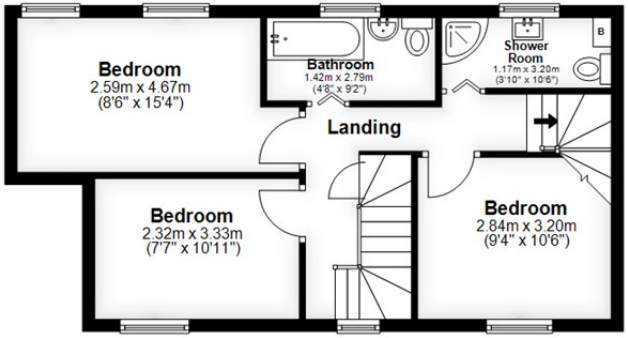
Parking
There is parking to the front.

- 4 Bedroom Mid Terraced House
- Large Loft Conversion
- Close to all Amenities
- 3 Bathrooms
- No Onward Chain
- Separate Reception Rooms
- Very Popular Street
- Large South Facing Rear Gardens

£445,000

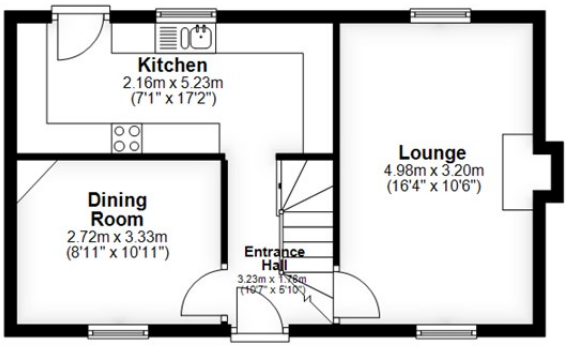
First Floor

Approx. 45.9 sq. metres (493.9 sq. feet)



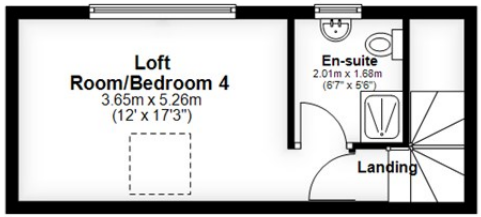
Ground Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Second Floor

Approx. 21.8 sq. metres (234.1 sq. feet)



Total area: approx. 110.9 sq. metres (1194.0 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk rightmove The Property Ombudsman

WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.