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76 WEST TOWN ROAD

SHIREHAMPTON  
BS11 9NH

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### ENTRANCE HALLWAY

Entrance via uPVC door, stairs rising to first floor.

### LOUNGE

14'10" x 13'9"

Double glazed window to front aspect, radiator

### KITCHEN

8'3" x 11'2"

Fitted with a range of wall and base units with roll top work surfaces, ceramic hob with extractor over, electric oven, sink with mixer tap over.

### WET ROOM

Window to rear aspect, low level wc, shower, pedestal sink

### FAMILY ROOM

8'6" x 9'10"

Sliding patio doors leading into rear garden, window to side aspect Combi-Boiler

### FIRST FLOOR LANDING

Access to loft space

### BEDROOM 1

15'2" x 8'8"

Window to front aspect

### BEDROOM 2

8'4" x 12'7"

Window to rear aspect, sliding doors leading to walk in wardrobe

### BEDROOM 3

10'0" x 7'5"

Window to front aspect

### GARDENS

The gardens to the rear are a good size and laid to lawn and patio, there is also a garage to the rear accessed via the lane.

### PARKING

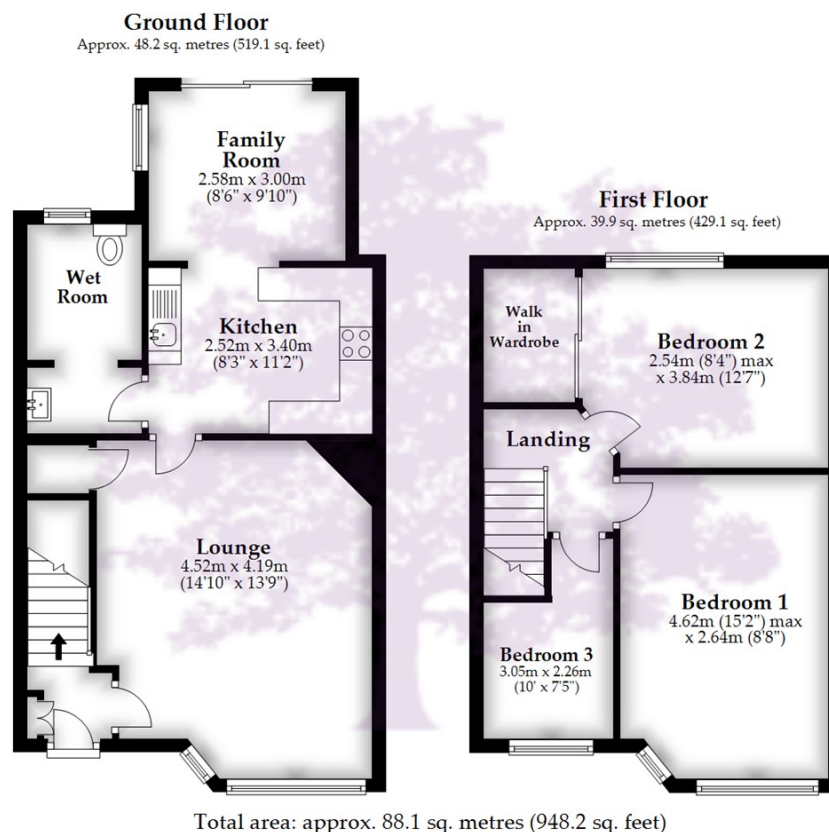
There is parking to the front for several cars







# GOODMAN & LILLEY



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.

## GOODMAN & LILLEY BRANCH NETWORK

### HENLEAZE

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Henleaze  
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0117 213 0777  
henleaze@goodmanlilley.co.uk

### SHIREHAMPTON

9 HIGH STREET  
SHIREHAMPTON  
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0117 213 0333  
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### PORTISHEAD

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### LETTINGS

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LETTINGS@GOODMANLILLEY.CO.UK

### CLEVEDON

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01275 403 660  
clevedon@goodmanlilley.co.uk

### LAND & NEW HOMES

0117 213 0151  
LNH@GOODMANLILLEY.CO.UK

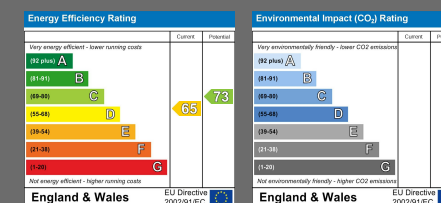
3 BEDROOMS  
TENURE - FREEHOLD

- Three Bedrooms
- Off Street Parking
- Large Rear Garden
- Kitchen/Diner

2 RECEPTION ROOMS  
IN ALL SQ.FT

1 BATHROOMS  
COUNCIL TAX BAND - B

- Leased Solar Panels
- Extended to Rear
- Updating Required
- Close to all Amenities



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