







19 PENPOLE AVENUE, SHIREHAMPTON BS11 0DY

£345,000

PROPERTY DESCRIPTION

A well-proportioned, light, and airy three-bedroom mid-terrace house situated in a convenient position close to the shops, cafés and amenities of Shirehampton village.

The property is offered vacant with no onward chain and benefits from high ceilings, generous room sizes, a conservatory, ?large rear garden and useful outbuildings.

The ground floor ?hallway opens to a spacious lounge to the front of the house and separate dining room to the rear. The dining room in turn opens onto a good-sized conservatory, providing useful additional reception space with views and access towards the garden.

The fitted kitchen includes both a fitted raised oven with microwave over, fitted dishwasher and space for washing machine. A newly fitted electric hob sits adjacent a stainless sink and drainer.
With plenty of storage cupboard space, a stained-glass window adds a pleasant feature to the room. The rear kitchen door provides additional direct access to the garden and outbuildings.

The enclosed rear garden has a good-sized paved patio leading onto a long lawned area with small, mature trees, providing plenty of space for outdoor seating, gardening and family use. A good-sized Outdoor Office could easily be added as has been done in neighbouring gardens.

To the rear of the house there are two useful storage outbuildings.

Upstairs there are 3 bedrooms accessed via a spacious landing. A double and single bedroom to the front, with additional double bedroom to the rear overlooking the garden. Adjacent is a good-sized family bathroom with window to the garden.

The Loft, with folding ladder, is accessed from the landing.

The Location
The property is well placed for the everyday amenities of Shirehampton village, with the local High Street and surrounding streets providing a good selection of shops and independent businesses. Local facilities include a butcher, cafés, restaurants, pubs, convenience stores and other day-to-day services.

The village also benefits from Shirehampton Library and Public Hall, providing additional community facilities.

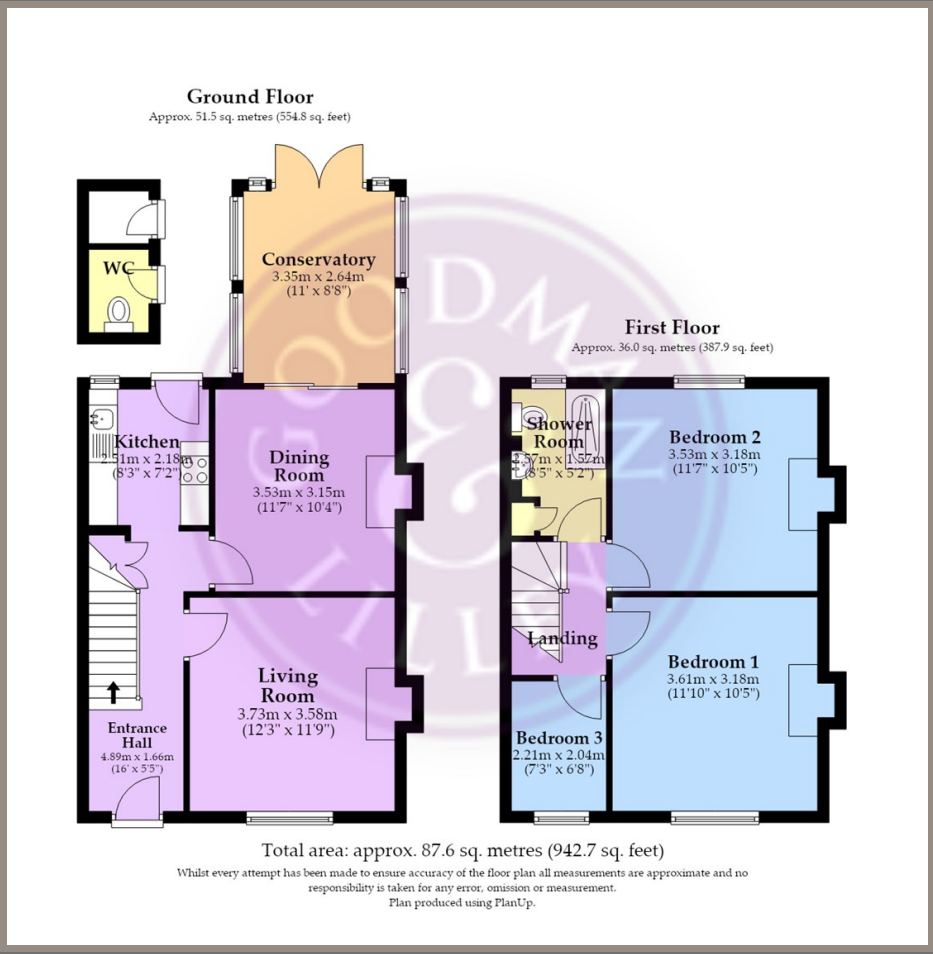
For those who enjoy getting outdoors, there is an excellent choice of green space close by. Kings Weston Estate offers extensive parkland and woodland, with walking routes through Penpole Wood and towards Penpole Point. From the area, walkers can also head over the Iron Bridge towards the Blaise Castle Estate, with its extensive woodland, parkland and walking trails.

Transport links are an additional benefit, with the local #3 and #4 bus services providing connections through Shirehampton towards Bristol City Centre, Clifton and Cribbs Causeway. The #41 service also provides links through Shirehampton and into Bristol and towards Kingswood.

Shirehampton railway station is on the Severn Beach Line, providing connections towards Bristol Temple Meads, Clifton Down and Severn Beach. The same rail link also provides a second platform at the #9 park and ride bus terminal.

The A4 Portway is also close by, providing a direct route towards central Bristol, while the M5 is readily accessible via the Avonmouth area.

Penpole Avenue itself has a strong community feel, with residents occasionally coming together for street parties and local celebrations, adding to the sense of neighbourhood.



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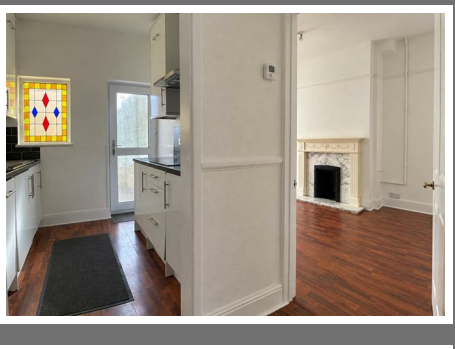
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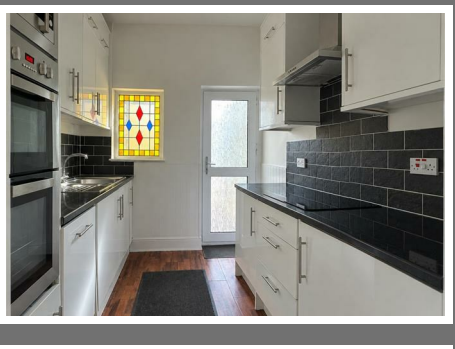
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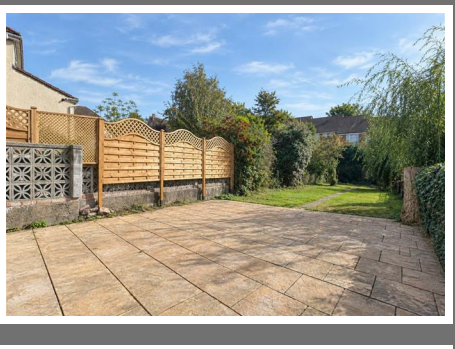
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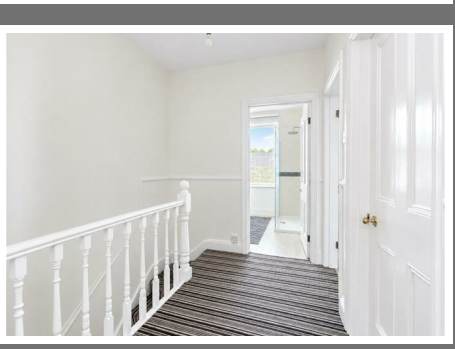












- No onward chain
- Separate dining room opening directly into a large conservatory
- Two excellent double bedrooms plus a useful third bedroom
- Spacious lounge with high ceilings and plenty of natural light
- A fantastic layout for entertaining, relaxing and everyday family life
- Good-sized family bathroom

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

Goodman & Lilley