



36 GROVE LEAZE,  
SHIREHAMPTON, BS11 9QR

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**GOODMAN  
& LILLEY**



# WE ARE DELIGHTED TO PRESENT TO THE MARKET THIS WONDERFUL FAMILY HOME. THE PROPERTY IS SITUATED ON THE INCREASINGLY POPULAR GROVE LEAZE AND LOCATED CONVENIENTLY FOR THE VILLAGE

## Porch

uPVC front door and uPVC double glazed window to front aspect, door to living room

## Living Room

A lovely size room with uPVC double glazed windows to front and rear aspects, coal effect electric fireplace, carpeted stairs to first floor landing, handrails to both sides. under-stairs storage,

## Kitchen/Diner

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer, Worcester Combi boiler, built-in fridge/freezer, plumbing for washing machine, built-in four ring electric hob with pull out extractor hood, uPVC double glazed window to front aspect, uPVC double glazed window to side aspect, secure uPVC double glazed sliding door to rear garden.

## WC

UPVC double glazed window to rear aspect, fitted with low-level WC, folding door.

## Bedroom 1

Good size Master Bedroom with lots of storage space, uPVC double glazed windows to front & rear aspects, four built-in double wardrobes with double doors equipped with hanging rails, shelving, overhead storage, cupboards and drawers.

## Bedroom 2

uPVC double glazed window to front aspect built-in double

wardrobe(s) with mirrored sliding door, built-in second wardrobe with double doors.

## Bedroom 3

A good sized 3rd bedroom, uPVC double glazed window to rear aspect.

## Bathroom

Fitted with a low level WC, hand wash basin, tiled shower with glass screen, uPVC double glazed window to rear aspect

## Gardens

Driveway for 3 plus cars to the front of the property. Good sized detached garage with entrance door to side, window to side, up and over roller door, electric points and lighting. Rear garden is mainly laid to lawn, also benefits from a patio area and walkway to the bottom of the garden.

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- No Onward Chain
  - 65ft Garden
  - Ample Parking
  - Downstairs W/C
  - Semi Detached
  - Detached Garage
  - Kitchen/Diner
  - 3 Bedrooms



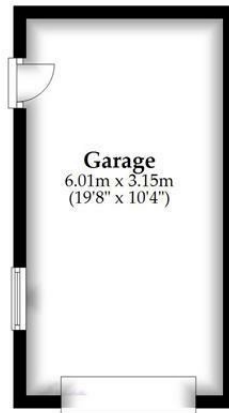
£325,000





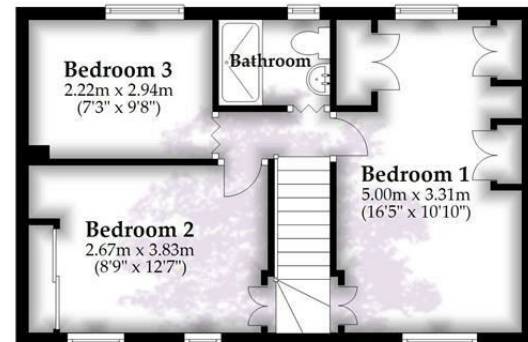
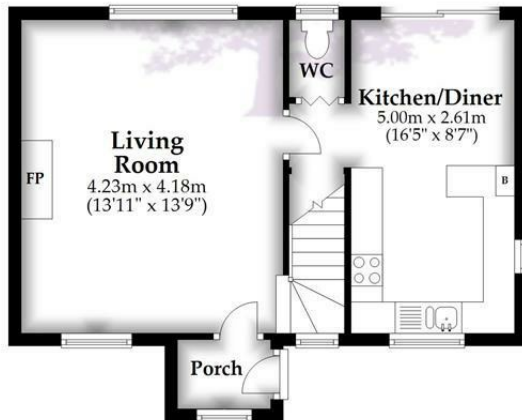
## Ground Floor

Approx. 58.5 sq. metres (629.6 sq. feet)



## First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 101.6 sq. metres (1093.8 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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