GOODMAN & LILLEY

96 SPRINGFIELD AVENUE

BRISTOL
BS11 9TQ

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PROPERTY DESCRIPTION.

Situated in the heart of Shirehampton and within walking distance of the local high street, this charming three-bedroom semi-detached home offers spacious and versatile accommodation perfectly suited to growing families, first-time buyers, or buyers looking for additional flexibility.

Set back from the road behind mature hedging, the property enjoys a pleasant front garden laid mainly to lawn, along with gated access to a private parking space.

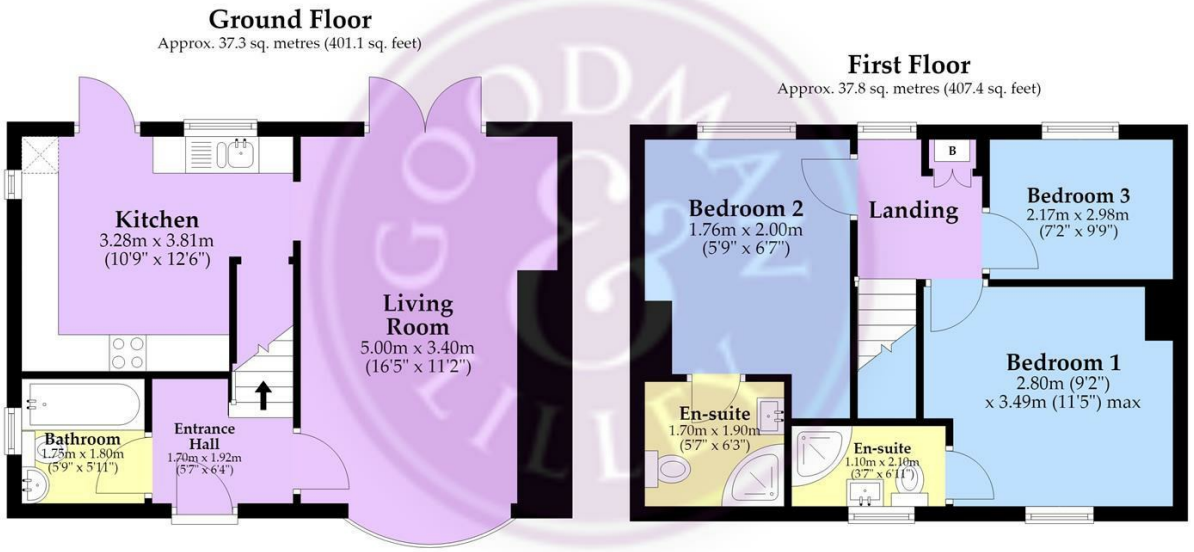
Inside, the property is full of warmth and character. The open-plan lounge/diner provides a welcoming living space, enhanced by a beautiful bay window to the front that floods the room with natural light while adding to the home's traditional appeal. The kitchen is generously sized and well-equipped with a range of fitted appliances, while the stable door overlooking the rear garden creates a lovely connection between the indoor and outdoor spaces.

To the rear, the sizeable enclosed garden is ideal for both relaxing and entertaining, featuring a decking area perfect for summer dining and family gatherings.

What truly sets this home apart is the incredibly rare benefit of three bathrooms. The ground floor offers a well-appointed family bathroom, while upstairs, two of the double bedrooms each benefit from their own en suite shower rooms - an excellent feature for growing families, visiting guests, or buyers looking to rent out a room to help supplement household costs. The third bedroom is also a comfortable double room, currently utilised as a home office, offering flexibility to suit a variety of needs all accessed via the bright and airy landing which benefits from an additional window, creating a light-filled space, along with useful built-in storage cupboards.

The location is another major advantage, with excellent transport links close by. Shirehampton Train Station provides convenient routes to Clifton Down and Bristol Temple Meads, while the nearby Portway offers easy road access into Bristol city centre. There are also regular bus services available locally, and excellent access to the M5 motorway and Cribbs Causeway for commuters and shoppers alike.

A wonderfully versatile home in a convenient and well-connected location — early viewing is highly recommended.



Total area: approx. 75.1 sq. metres (808.5 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.

3 BEDROOMS
TENURE - FREEHOLD

1 RECEPTION ROOMS
IN ALL SQ FT

3 BATHROOMS
COUNCIL TAX BAND - B

- No onward chain
- Three-bedroom semi-detached home
- Sizeable enclosed rear garden with decking area
- Easy access to M5 and Cribbs Causeway
- Private parking space with gated access
- Three double bedrooms, 2 with en suite shower rooms
- Excellent transport links via train, bus and Portway
- Walking distance to Shirehampton High Street

GOODMAN & LILLEY

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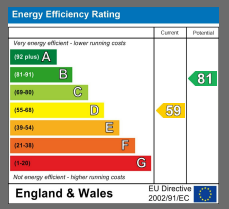

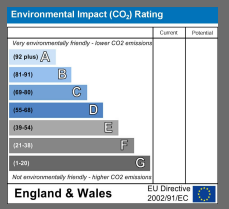

Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm