

estate agents **auctioneers**



31 Bradley Crescent, Shirehampton, Bristol, BS11 9SP

£250,000

Hollis Morgan - A charming and well presented home located on Bradley Crescent, an ever popular road of attractive Victorian Terraces located within a short walk of the local amenities found on the High Street.

- Victorian Terrace
- Two Bedrooms
- Well Presented
- Popular Location - Close to High Street
- Good Sized Rear Garden
- Central Heating
- Double Glazing
- New Combi Boiler

The Property

The property is accessed via pavement level and off the entrance hall there is a living room to the front of the building complete with period fireplace and storage cupboard under the stairs.

To the rear, there is a separate dining area again with storage cupboard and door and window to the back garden.

There is a kitchen, semi open, with the dining area which provides ample storage in a range of wall and base units as well as laminated work surfaces, a stainless steel sink and draining board, electric hob and oven and a large window out to the garden.

Upstairs, there are two bedrooms with the master also benefiting from a range of built in wardrobes and there is a partially tiled modern family bathroom with mains fed shower over the bath, basin with vanity storage, WC and a heated towel rail.

In addition the property has a google nest smart thermostat as well as USB plug sockets throughout the property.

Externally, the rear garden provides a pleasant, low maintenance area, ideal for relaxing or eating al fresco thanks to a decked area and artificial lawn. In addition there is a shed and rear access via gate and shared lane.

Location

Bradley Crescent is a popular and attractive Victorian Terrace well located to take advantage of the large range of amenities on the local High Street which is a short walk away.

Shirehampton Park Golf Course is also within easy walking distance are the period manor houses and estates of Kings Weston and Blaise Castle, all providing plenty of recreational space and woodland walks, are also short walks away.

It should also be noted that there is a pleasant 'traffic free' cycle path that runs alongside the A4 Portway providing an environmentally friendly direct route into town.

Bristol City Centre is within a 10 minute drive and the M5 motorway is also easily accessible making Shirehampton a particularly convenient commuting location.

In addition, there is also a nearby train station which also provides direct access into the City.

Other Information

Freehold

Council Tax Band: B

Please Note

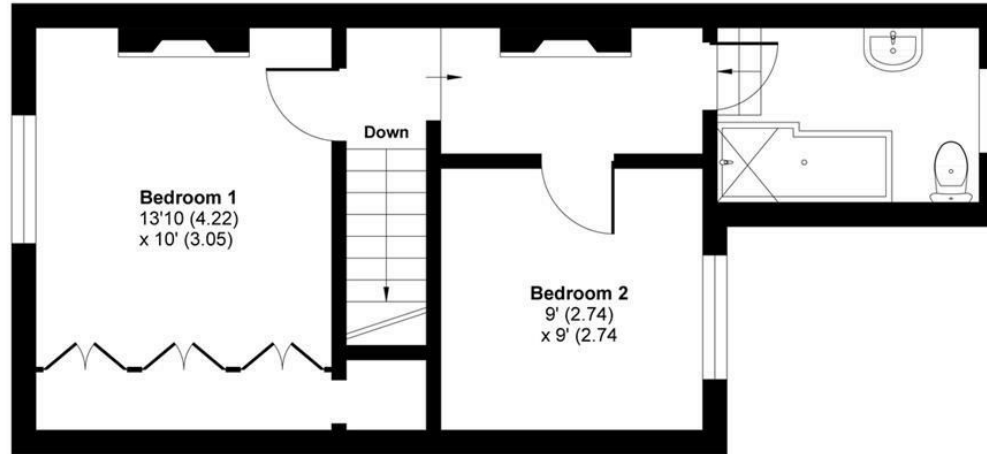
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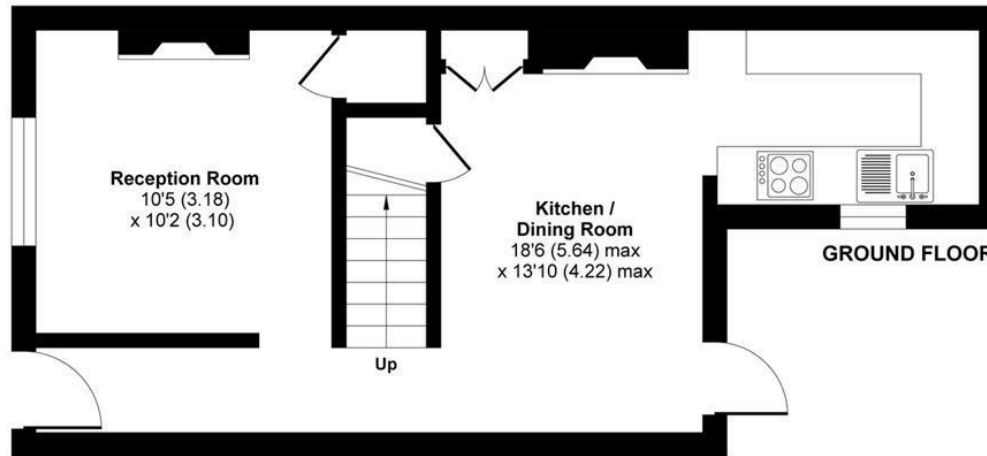
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Approximate Area = 748 sq ft / 69.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 629141

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

hollis
morgan
