estate agents auctioneers
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49 Meadow Grove, Shirehampton, Bristol, BS11 9PL
£295,000

This extended three bedroom family home is located on a quiet residential street in the popular village of Shirehampton with its own convenient High Street as well as being ideally located within easy reach of Bristol City Centre, Cribbs Causeway as well as the local motorway networks.

- Semi Detached Family Home
- Three Bedrooms
- Off Road Parking
- Good Sized Rear Garden
- Convenient Location
- Local High Street Within Walking Distance
- Well Presented Throughout
- Extended To The Rear

**The Property**
This extended three bedroom family home is located on a quiet residential street in the popular village of Shirehampton with its own convenient High Street as well as being ideally located within easy reach of Bristol City Centre, Cribbs Causeway as well as the local motorway networks.

The ground floor comprises a reception room to the front of the house as well as an open plan kitchen / dining area that makes full advantage of the large extension.
Upstairs there are three bedrooms with built in storage to the master as well as a well presented and modern family bathroom.

Externally, the property further benefits from driveway which provides ample off street parking for a number of vehicles and a good sized immaculate rear garden.

**Location**
Meadow Grove is situated in a quiet residential neighbourhood located within the popular suburb of Shirehampton.
The local High Street is within easy walking distance and offers an abundance of local amenities ranging from independent retailers, larger national services as well as everyday services.
The A4 Portway provides excellent transport links both back into Bristol City Centre or out toward the M5 Motorway Network. In addition Shirehampton Railway Station is less than a mile away which also provides a direct link into the city.

**Other Information**
Freehold.

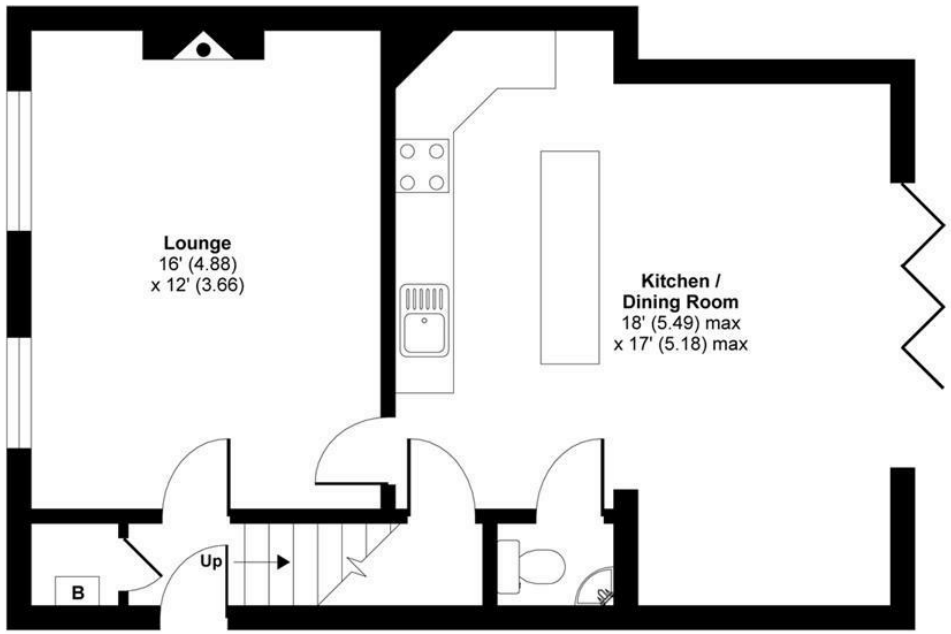
Council Tax Band: B

**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

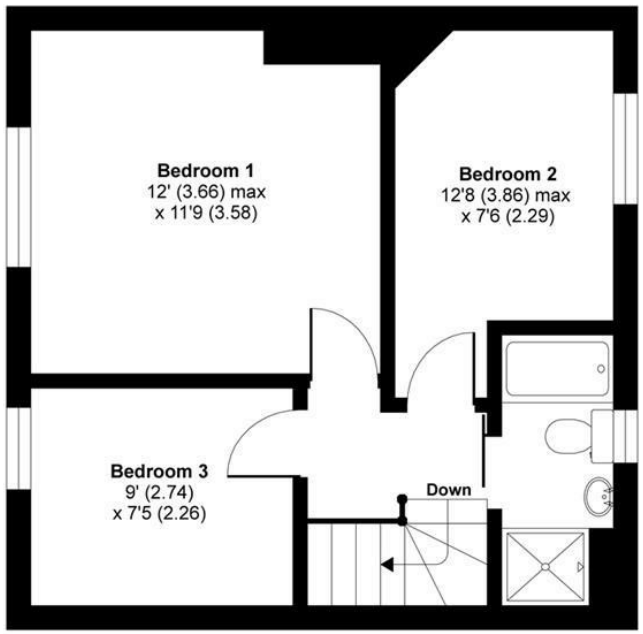
# Meadow Grove, Shirehampton, Bristol, BS11

Approximate Area = 961 sq ft / 89.2 sq m

For identification only - Not to scale




GROUND FLOOR




FIRST FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 732139

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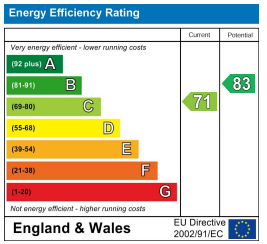


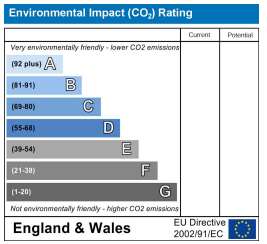


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