



4 Cedar Court Park Hill, Shirehampton, Bristol, BS11 0UJ  
£395,000

Hollis Morgan - A FOUR bedroom MODERNISED townhouse arranged over 3 floors. SPECTACULAR Southerly panoramic views. Large SOUTH FACING garden with GARAGE and allocated PARKING. NO CHAIN

- 3/4 Bedroom Townhouse
- Spectacular Southerly Views
- South Facing Garden
- Garage
- Allocated Off Street Parking
- Cellar
- Modernised Throughout
- Convenient Location
- No Chain

#### The Property

Benefiting from spectacular southerly views over the River Avon toward the Somerset countryside beyond, this 3/4 bedroom townhouse has been immaculately maintained throughout and thoughtfully modernised. Located within easy walking distance of the local High Street as well Shirehampton Park Golf Course and the picturesque country estate of Kings Weston.

Accessed on a level approach, the middle floor provides space for the study/4th Bedroom as well as a generous kitchen / diner to the rear of the property.

A newly fitted modern kitchen boasts plenty of storage space in matching gloss wall and base units as well as a range of integrated appliances including electric hob, oven, dishwasher and fridge freezer.

The dining room takes advantage of a full width double glazed window which beautifully frames the fine southerly view.

Surprisingly, there is also the added bonus of a large cellar which currently provides a superb storage space but has the potential to be incorporated into the main reception room or transformed into an architectural feature.

Occupying the lower floor is a well sized reception room with access onto the private terrace as well as the large garden beyond.

Three bedrooms are positioned on the upper floor with the master occupying the entire rear of the building. A modern three piece bathroom suite benefits from a large skylight as well as a mains fed shower over the bath, W/C & basin with ample inbuilt storage space.

Externally, there is garage, allocated parking as well as visitor spaces.

#### Location

Cedar Court is on the Shirehampton / Coombe Dingle borders and is well located to take advantage of the large range of amenities on the local High Street which is a short walk away.

In addition, Shirehampton Park Golf Course is adjacent to the properties and within walking distance are the period manor houses and estates of Kings Weston and Blaise Castle, all providing plenty of recreational space and woodland walks.

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

Shirehampton also benefits from train station which also provides direct access into the City.

#### Tenure & Management Costs

Freehold.

Management Fee: £100 per quarter.

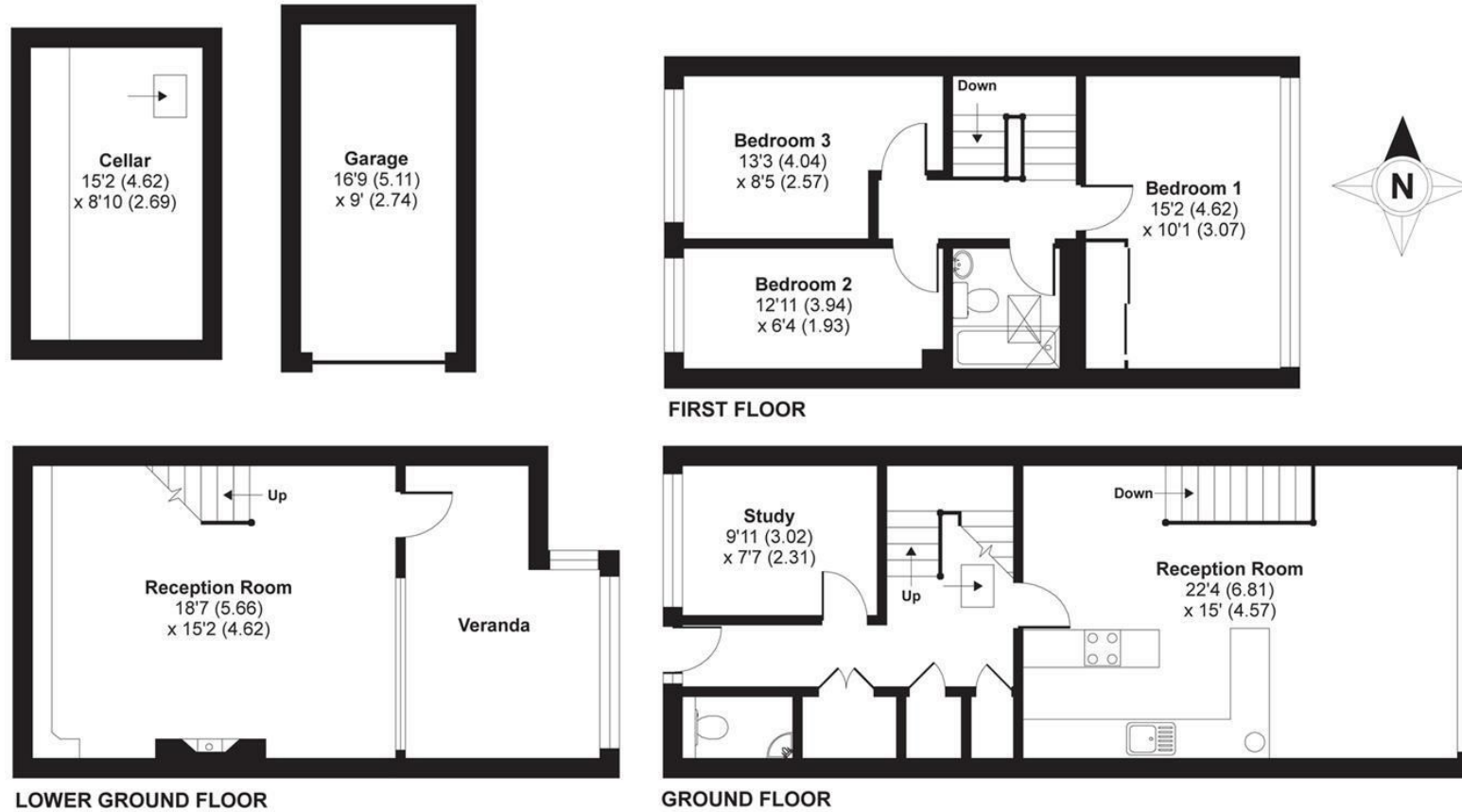
#### Please Note

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APPROX. GROSS INTERNAL FLOOR AREA 1740 SQ FT 161.6 SQ METRES (INCLUDES GARAGE)



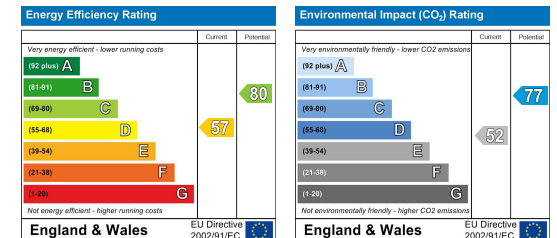
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