

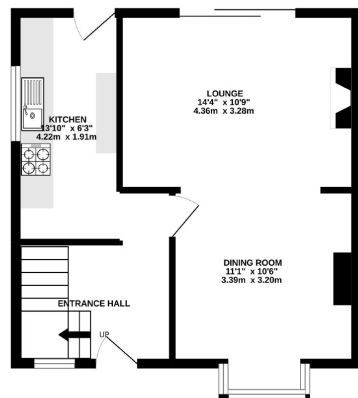


**Shirehampton - £395,000**

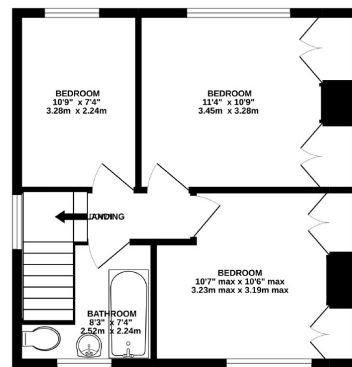
3 bed semi-detached house  
5 Coaley Road, BS11 9XD



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, correction or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A bright and airy three bedroom home with a beautiful garden and moments from Riverbank Walks and great public transport links.

This 1930's home is located in a sought after location, open green spaces and river bank walks are literally on your doorstep and the local shops and amenities in the village are within a 10 minute walk.

The transport links are ideal for getting in and out of the city via the local train station or Park & Ride. The motorway network is also easily accessible.

The house itself has been well maintained and retains a feeling of character.

The reception rooms have been opened up to create a sociable living space and allows plenty of light to flood through the downstairs.

The dining room, at the front has a bay window and the lounge has a feature fireplace and large patio doors which overlook the garden.

The kitchen has plenty of cupboard and worktop space. Fitted appliances include a double oven and gas hob. From here, you also have access into the rear garden.

Upstairs there are three bedrooms and the bathroom

Two of the rooms are good sized double rooms, both of which have fitted wardrobes.

Outside is a space that has been very well kept and has mature shrubs.

There is a detached garage at the bottom of the garden which is accessed from the rear lane. There is also a hard standing next to the garage which could be used as off road parking if required.

Material information provided by the seller:

Freehold



## Shirehampton Office

14-16 High Street, Shirehampton, Bristol,  
BS11 0DP

Call: 0117 9380611

Mail:

Search: [oceanhome.co.uk](http://oceanhome.co.uk)

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.