



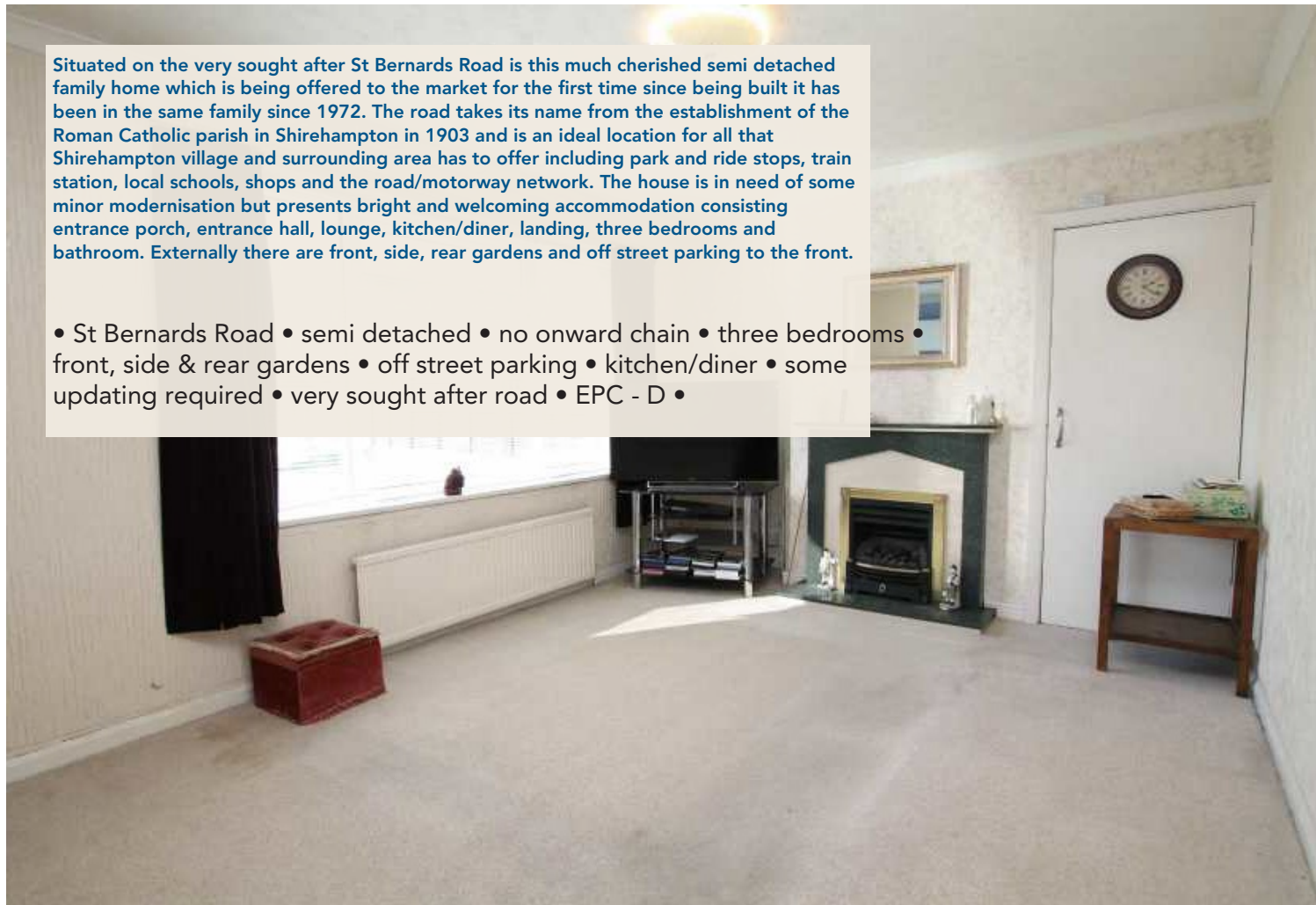
Shirehampton £275,000

3 bed semi-detached house
2 St Bernards Road, BS11 9UR



Situated on the very sought after St Bernards Road is this much cherished semi detached family home which is being offered to the market for the first time since being built it has been in the same family since 1972. The road takes its name from the establishment of the Roman Catholic parish in Shirehampton in 1903 and is an ideal location for all that Shirehampton village and surrounding area has to offer including park and ride stops, train station, local schools, shops and the road/motorway network. The house is in need of some minor modernisation but presents bright and welcoming accommodation consisting entrance porch, entrance hall, lounge, kitchen/diner, landing, three bedrooms and bathroom. Externally there are front, side, rear gardens and off street parking to the front.

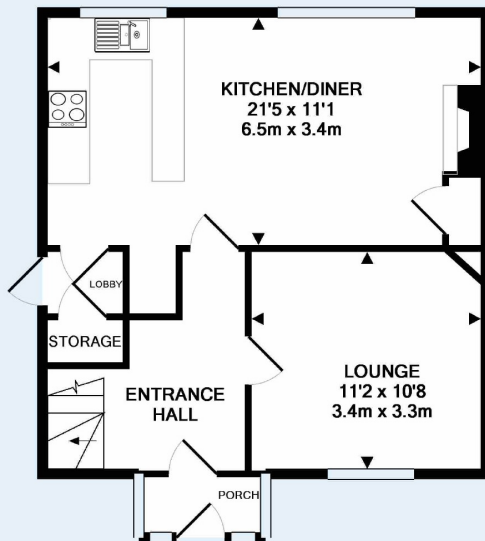
- St Bernards Road • semi detached • no onward chain • three bedrooms • front, side & rear gardens • off street parking • kitchen/diner • some updating required • very sought after road • EPC - D •



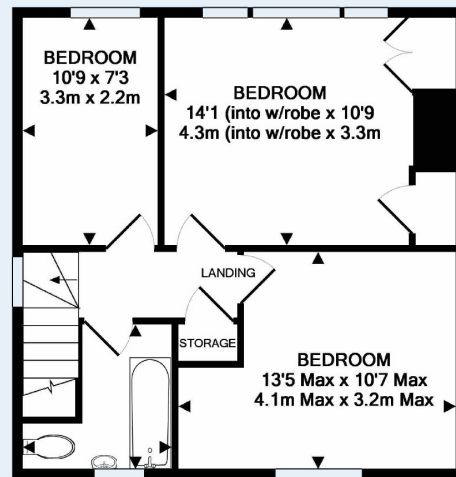




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GROUND FLOOR
APPROX. FLOOR
AREA 470 SQ.FT.
(43.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 SQ.M.)
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Shirehampton Branch

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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