



50A HIGH STREET,
SHIREHAMPTON, BS11 0DJ

GOODMAN
& LILLEY



INVESTORS ONLY. A SPACIOUS FIRST FLOOR APARTMENT WHICH IS LOCATED IN THE HEART OF SHIREHAMPTON VILLAGE. THERE IS A CURRENT COMMERCIAL TENANCY AGREEMENT IN PLACE THAT DOES NOT EXPIRE UNTIL SUMMER 2022. THE PROPERTY IS THEREFORE BEING SOLD WITH THIS TENANCY ARRANGEMENT IN SITU. THE FLAT HAS BEEN ALTERED IN ORDER TO GENERATE MORE RENTAL INCOME AND IS NOW DRESSED TO PROVIDE THREE INDIVIDUAL BEDROOMS TO RENT OUT THAT SHARE A KITCHEN EATING AREA AND A BATHROOM

Entrance Lobby

Entrance via uPVC door into lobby, stairs rising to first floor and open plan kitchen/eating area.

Open Kitchen/Eating Area

Double glazed window to side access, separate skylight window, modern fitted kitchen with a range of matching wall and base units with work surfaces over, electric oven and hob, integrated slimline dishwasher, integrated washing machine, space for fridge and freezer, storage cupboard on landing, separate cupboard cupboard housing combi-boiler, doors to bedrooms and bathroom

Bedroom One

uPVC double glazed window to front aspect, radiator, coving, recessed ceiling spotlights, the room provides space for a separate lounge area that includes a fireplace with inset electric fire

Bedroom Two

uPVC double glazed window to rear aspect, radiator, coving, recessed ceiling spotlights

Bedroom Three

uPVC double glazed window to rear aspect, radiator, coving, recessed ceiling spotlights, built in cupboard over stairs

Bathroom

Skylight window, panelled bath with mains shower over, wash hand basin on a pedestal, low level WC, recessed ceiling spotlights, chrome heated towel rail

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- Village Location
 - Double Glazing
 - Open Plan Living
 - Two Bedrooms
 - Gas Heating
 - Close to all amenities

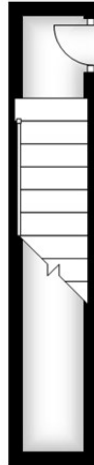


GUIDE PRICE £190,000



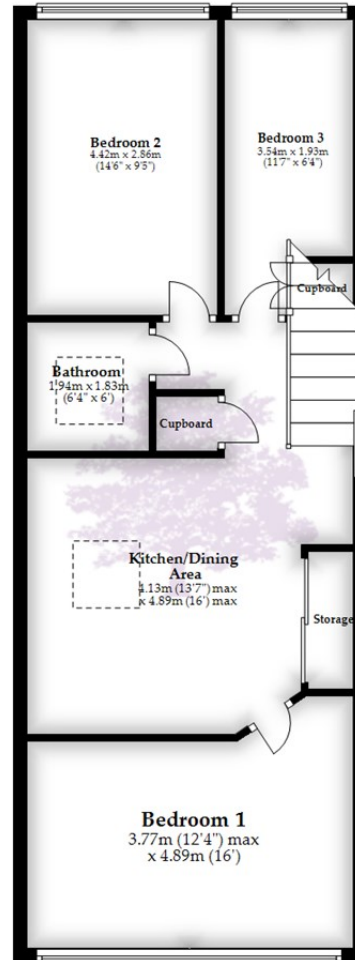
Ground Floor

Approx. 6.1 sq. metres (65.2 sq. feet)



First Floor

Approx. 67.9 sq. metres (730.7 sq. feet)



Total area: approx. 73.9 sq. metres (795.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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