



31 OLD PARK ROAD,  
SHIREHAMPTON, BS11 9PP

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**GOODMAN  
& LILLEY**



### Hallway

Entrance via uPVC door, stairs rising to first floor

### Lounge

Two uPVC double glazed windows to front aspect, Large log burner.

### Kitchen/Breakfast Room

Two uPVC double glazed windows to rear aspect. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel one and a half bowl sink with mixer tap over. Gas hob, electric oven with stainless steel hood over. Plumbing for washing machine and dish washer, breakfast bar, understairs cupboard.

### Lobby

Door to wc and rear garden

### WC

Window to rear aspect, low level wc

### First Floor Landing

Window to side aspect, access to loft space.

### Bedroom 1

Window to front aspect, radiator

### Bedroom 2

Window to rear aspect, radiator

### Bathroom

Window to rear aspect, corner bath with shower over, low level wc, sink, heated towel rail

### Bedroom 3

Window to front aspect, radiator

### Gardens

There are gardens to the front and rear. The rear is large and sunny, there is a shingle area, a large decking area, a nice size lawn with mature plants and shrubs.

### Parking

There is parking to the front for 2 vehicles.

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- Three bedroom Semi-Detached
  - Close to all Amenities
  - Great Family Home
  - Large Enclosed Gardens
  - Close to Schools
  - Parking

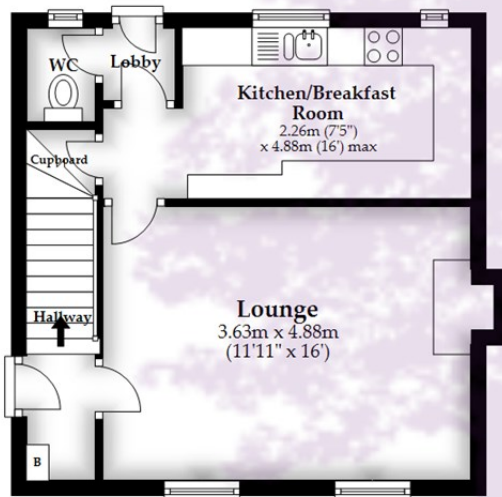


£290,000



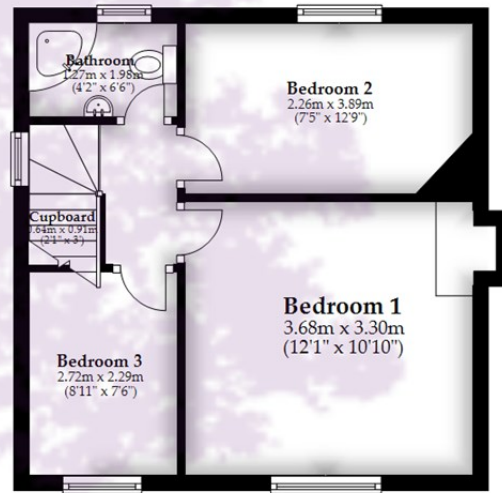
## Ground Floor

Approx. 35.3 sq. metres (379.8 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



Total area: approx. 69.8 sq. metres (751.1 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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