



15 PEMBROKE AVENUE,
SHIREHAMPTON, BS11 9SJ

**GOODMAN
& LILLEY**



A BEAUTIFUL SEMI DETACHED HOME IN ONE OF SHIREHAMPTON'S MOST SOUGHT AFTER ROADS. PEMBROKE AVENUE WAS CONSTRUCTED FROM THE EARLY 1900S AND WAS RUMOURED TO HAVE BEEN NAMED TO COMMEMORATE THE PROMINENT EARLS OF PEMBROKE. THIS HOME WAS CONSTRUCTED CIRCA 1932.

Porch

uPVC double glazed woodgrain effect sliding patio doors into porch, uPVC double glazed woodgrain effect window to side, good size cupboard, double glazed glass door leading into hallway.

Entrance Hall

Understairs cupboard housing Combi-Boiler, cupboard housing electrics and electric meter, radiator, stairs rising to first floor,

Dining Room

uPVC double glazed woodgrain effect bay window to front aspect, radiator, built in sharps desk unit and sideboard, opening into lounge

Lounge

uPVC double glazed woodgrain effect patio doors lead into kitchen, radiator, fireplace with electric fire.

Kitchen/Breakfast Room

uPVC double glazed woodgrain effect french doors leading into the rear garden, uPVC double glazed woodgrain effect window to rear aspect. Fitted with a range of high quality gloss wall and base units with solid oak worktops. One and a half bowl ceramic sink with mixer tap over. Integrated dish washer and fridge freezer. Nef induction hob, Nef double oven and microwave. Three velux skylight windows that are sensor controlled. Fischer Future Heat radiator with a remote control for on/off and temperature control.

Utility Room

uPVC double glazed woodgrain effect window to side aspect. Fitted with a range of base units and a stainless steel Belfast sink, plumbing for washing machine and space for tumble dryer, radiator. Fitted storage cupboards.

First Floor Landing

uPVC double glazed woodgrain effect window to side aspect.

Bedroom 1

uPVC double glazed woodgrain effect window to rear aspect, Fitted with high quality sharps wardrobes and matching bedside cupboard, radiator.

Shower Room

uPVC double glazed woodgrain effect window to front aspect. Shower cubicle with Mira power shower, low level wc, ceramic wash hand basin,chrome towel rail radiator.

Bedroom 2

uPVC double glazed woodgrain effect window to front aspect, radiator. Fitted with high quality Sharps wardrobes with matching bedside units.

Bedroom 3

uPVC double glazed woodgrain effect fire escape window to rear aspect, radiator, access to loft space via a pull down ladder, which is Insulated and part boarded, fitted cupboards.

Gardens

The gardens to the rear and side are easy to maintain, there is a lovely decking area for you to enjoy the summer months, a large patio area, a good size lawn that is laid to "astro turf" and a variety of border plants and shrubs. There are also storage sheds at the rear and side.

Parking

There is parking to the front for two vehicles.

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- Beautifully Presented 3 Bedroom Semi-Detached Home
 - Two Separate Receptions
 - Village Location
 - Sunny Gardens
 - Close to Great Local Schools
 - Beautiful Kitchen Extension to the Rear
 - Utility Room
 - 3 Double Bedrooms
 - Parking to the Front

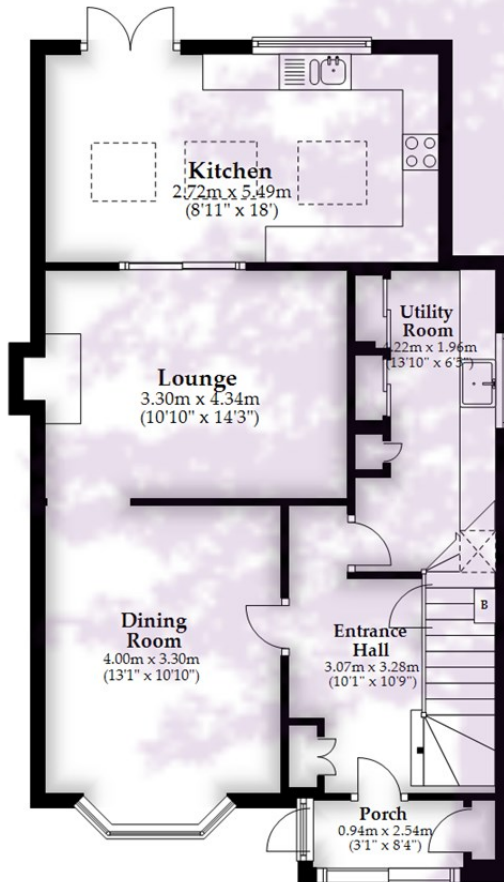


£425,000



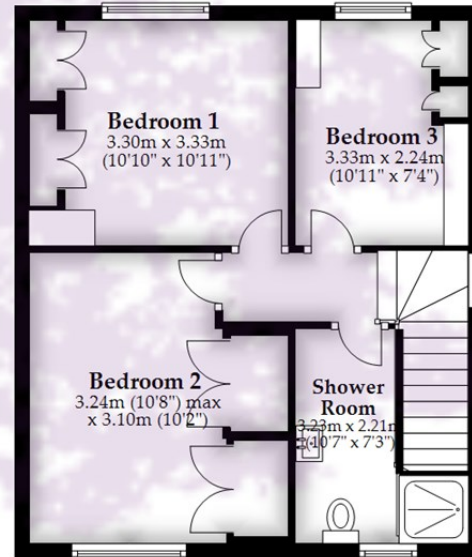
Ground Floor

Approx. 65.0 sq. metres (700.0 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



Total area: approx. 108.9 sq. metres (1171.8 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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