



34 Home Ground, Bristol, BS11 0HN

£335,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

34 Home Ground, Bristol, BS11 0HN

This superb three bedroom linked semi-detached home is situated in the popular cul-de-sac HomeGround only 200 metres from Shirehampton Village.

These properties were built in 1999 by Bloor Homes. The development took its name from the field name Home Ground, which was always the nearest enclosure to the farmhouse, here the house was known as Wylam House.

The property has been lovingly looked after by the existing owners who has been in the property since it was built . This wonderful home offers a convenient WC off the entrance hall, a spacious lounge area open plan to the dining room and a fitted kitchen that offers a number of well thought out practical fittings and solutions. The first floor has two double bedrooms and a good size single bedroom and a bathroom. Outside the front garden is of a modest size and there is a good size driveway leading to an attached garage with an up and over door and a courtesy door leading into the rear garden. The rear garden has a sunny aspect with a large patio area with steps up to a good size lawn with lovely border plants and shrubs which offers a good degree of privacy.

The property is conveniently located for the Park and ride the train station, the Portway A4 taking you straight into Bristol City Centre and the M4/5, the nearby village shops, pubs, cafes, eateries, schools and health centre.

Viewing is highly recommended to fully appreciate the well maintained accommodation on offer here. Call, Click or Come in and visit our experienced sales team- /01172130333

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 9222000

Council Tax Band: C

Services: Mains Gas, Water, Drainage and Electric

- Three Bedroom Semi-Detached House
- Popular Home Ground
- Close to all Amenities
- Two Receptions
- Great Cul-de-Sac Location
- Garage and Parking
- Built by Bloor Homes
- Tenure- Freehold

Entrance Hallway

Entrance via uPVC door in to hallway, door into wc and lounge

Lounge

15'4" x 14'11"

uPVC double glazed window to front aspect, stairs rising to first floor, understairs cupboard, opening into dining room.

Dining Room

10'0" x 7'5"

uPVC double glazed window to rear aspect, door into kitchen.

Kitchen

10'0" x 7'3"

uPVC double glazed window and door to rear aspect. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel gas hob with stainless steel hood over, double electric oven. One and a half bowl stainless steel sink with mixer tap over. Plumbing for washing machine.

Landing

Access to loft space

Bedroom 1

13'5" x 8'5"

Window to front aspect, built in wardrobes, radiator

Bedroom 2

9'9" x 8'5"

Window to rear aspect, built in wardrobes, radiator

Bathroom

Window to rear aspect, panel bath with shower over, built in sink with low level wc, heated chrome towel rail.

Bedroom 3

10'3" x 5'8"

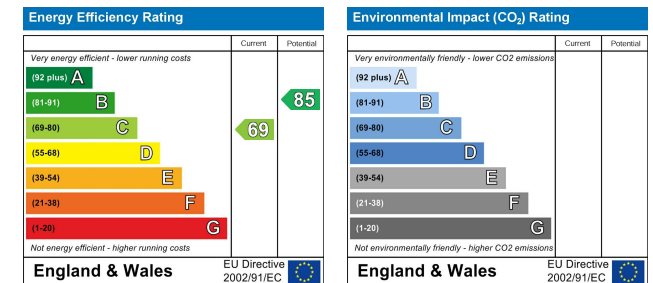
Window to front aspect, Airing cupboard, radiator

Gardens

There are gardens to the front and rear. The rear is tiered with a good size patio area, border shrubs and plants and a nice size lawn.

Garage and Parking

Up and over door, courtesy door into rear garden, power and lighting, water heater.



Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

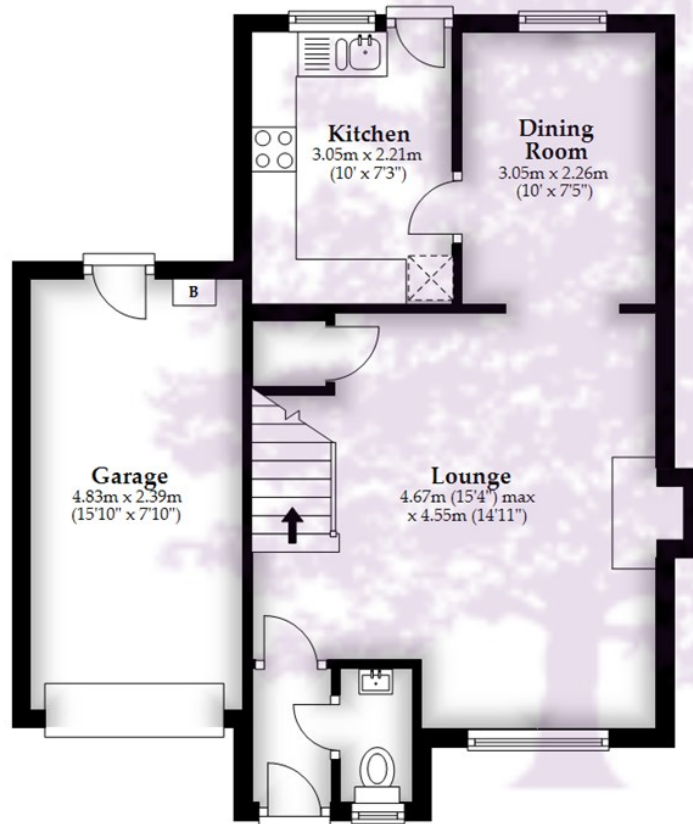
01172 130333

www.goodmanlilley.co.uk



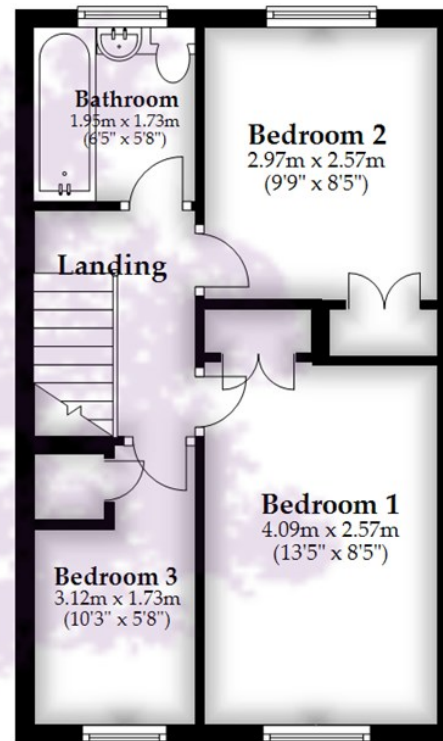
Ground Floor

Approx. 49.1 sq. metres (528.7 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



Total area: approx. 81.7 sq. metres (879.9 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.



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.