



102 NIBLEY ROAD,
SHIREHAMPTON, BS11 9XW

**GOODMAN
& LILLEY**



A DELIGHTFULLY PRESENTED THREE BEDROOM TERRACED PROPERTY ON THE ALWAYS POPULAR NIBLEY ROAD. THIS PROPERTY IS BEING OFFERED WITH NO ONWARD CHAIN

Lounge

uPVC double glazed bay window to front aspect, chimney breast, radiator

Kitchen/Diner

uPVC double glazed doors to rear aspect and window to side aspect, an open plan kitchen/diner offering great entertaining space, the kitchen has a mixture of eye level and low level storage cupboards with roll top work surfaces and upstand, downlighters that provide a bright space and a kitchen island with breakfast bar and 1 & 1/2 stainless steel sink with swan neck mixer tap over, built in fridge/freezer, dishwasher, double oven and raised microwave. electric hob with splash back and stainless steel extractor fan over, vertical radiator, combi boiler, space for tumble dryer.

Bedroom 1

uPVC double glazed bay window to front aspect, radiator.

Bedroom 2

uPVC double glazed window to rear access, radiator

Bedroom 3

uPVC double glazed window to front access, radiator

Bathroom

uPVC double glazed translucent window to rear access, Fully tiled bathroom with low level toilet, pedestal basin with swan neck mixer tap over, "P" shaped panel bathtub with shower over, heated towel rail,

Front of Property

Set Back from Nibley road and accessed via front gate and path, low redbrick wall to front with fencing above, gravel providing low maintenance. Option to add off street parking with relevant planning consent

Rear of Property

South facing garden, decking area over low maintenance artificial grass, garden shed, rear gate leading onto open green space via rear lane

-
- No Onward Chain
 - Conveniently Placed For Public Transport
 - Extended Modern Kitchen/Diner
 - Downstairs W/C
 - Very Popular Location
 - Fantastic Views Across Green Space & The River Avon
 - South Facing Garden with rear access
 - Convenient Sized Porch and Hallway

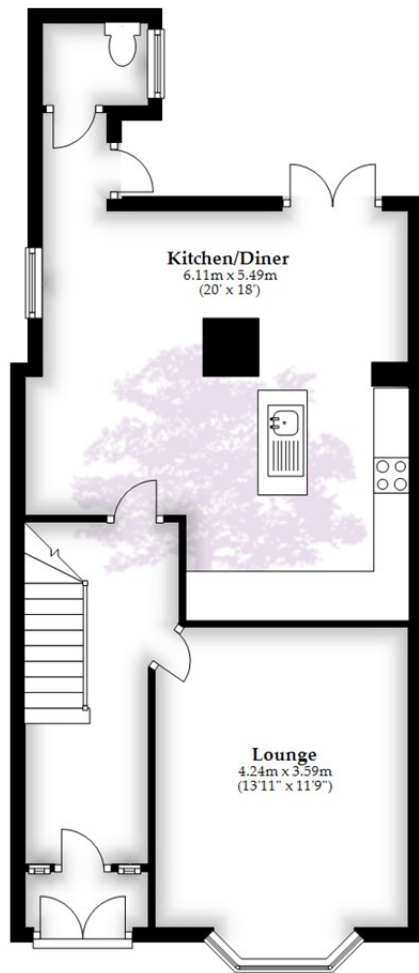


£350,000



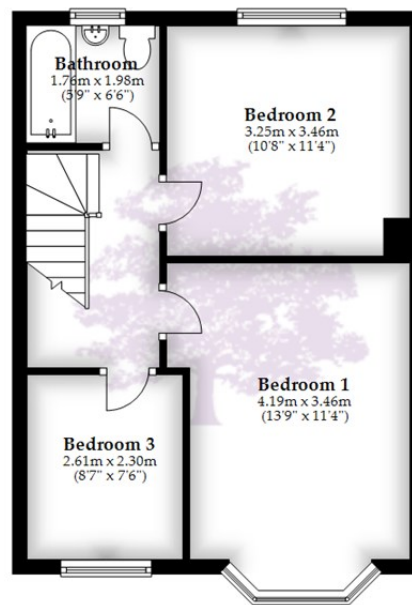
Ground Floor

Approx. 57.7 sq. metres (621.6 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



Total area: approx. 99.0 sq. metres (1065.4 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.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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 & 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.