



2 St. Marys Walk, Shirehampton, BS11 9RR

£335,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

2 St. Marys Walk, Shirehampton, BS11 9RR

We are proud to present to the market this beautifully presented three bedroom semi-detached 1930s family home in a popular cul-de-sac location close to the local school. The property was constructed from 1929, the name is from the nearby church which has existed from c1510 and was said to be known as St Michaels until dedication to the Virgin Mary come with the building of the church in 1827,

This sizeable, light and airy accommodation comprises of entrance hall, living room opening to the kitchen, a downstairs wc on the ground floor, with three bedrooms and a family bathroom on the first floor. Further benefits include an enclosed private rear garden backing onto allotments with off road parking to the front.

It is ideally located close to the local schools and with easy access to Shirehampton train station, all bus connections into Bristol city and the park and ride and riverside walks, The Mall Shopping Centre and all surrounding Retail parks in Cribbs Causeway.

The village of Shirehampton is within walking distance where you will find an array of cafes, shops, pubs and eateries, Shirehampton Golf Course is a short walk away as is Kingsweston House and Blaise estate where you will find lovely walks with the dog or family.

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 City Council

Council Tax Band: B

Services: Mains Gas, Water, Drainage and Electric.

- Three Bedroom Semi-Detached
- Double Glazing and Gas Central Heating
- Close to all Local Amenities
- Very sought after location
- Beautifully Presented Home
- Cul-de-Sac Location
- Gardens and Parking
- Walking Distance to the Village and Schools.

Hallway

uPVC door leading into hallway, cupboard, stairs rising to first floor.

Lounge

12'2" x 16'1"

Two uPVC double glazed windows to front aspect, radiator, door leading into kitchen

Kitchen/Breakfast Room

7'3" x 16'1"

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

Lobby

uPVC double glazed door leading into the garden.

WC

uPVC double glazed window to rear aspect, low level wc, wash hand basin, radiator.

First Floor Landing

uPVC double glazed window to side aspect, access to loft space, doors leading to all bedrooms and bathroom.

Bedroom 1

11'6" x 11'6"

uPVC double glazed window to front aspect, radiator

Bathroom

9'7" x 5'5"

uPVC double glazed window to rear aspect. Corner bath with shower over, low level wc, pedestal sink.

Bedroom 2

7'3" x 12'6"

uPVC double glazed window to rear aspect, radiator

Bedroom 3

8'6" x 7'3"

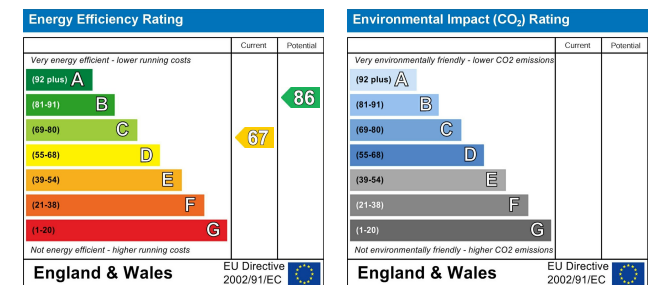
uPVC double glazed window to front aspect, radiator

Gardens

There are spacious gardens to the rear which backs onto an allotment. There is a detached garage, a raised decking area, a lawned area and a patio area.

Parking

There is parking to the front for 2 cars and there is a shared driveway to the side with gates leading into the garden with parking for another car



Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

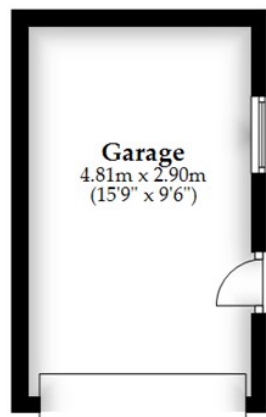
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Ground Floor

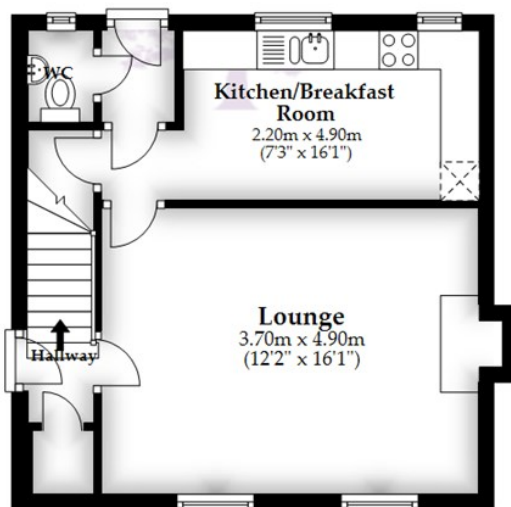
Approx. 49.1 sq. metres (528.7 sq. feet)



Garage
4.81m x 2.90m
(15'9" x 9'6")

First Floor

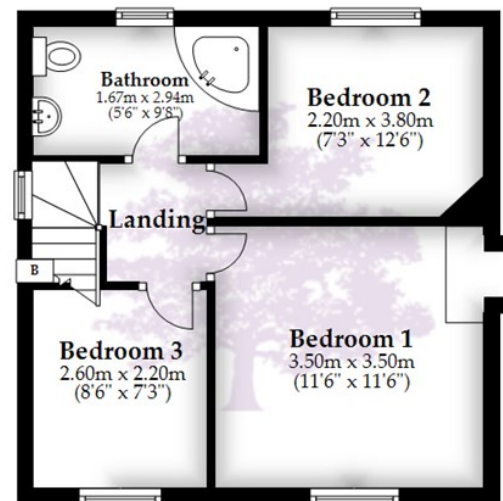
Approx. 35.3 sq. metres (380.3 sq. feet)



Kitchen/Breakfast Room
2.20m x 4.90m
(7'3" x 16'1")

Lounge
3.70m x 4.90m
(12'2" x 16'1")

Hallway



Bathroom
1.67m x 2.94m
(5'6" x 9'8")

Bedroom 2
2.20m x 3.80m
(7'3" x 12'6")

Bedroom 3
2.60m x 2.20m
(8'6" x 7'3")

Bedroom 1
3.50m x 3.50m
(11'6" x 11'6")

Landing

Total area: approx. 84.5 sq. metres (909.1 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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