



128 SHIREHAMPTON ROAD,  
SEA MILLS, BS9 2DY

---

**GOODMAN  
& LILLEY**



A SPACIOUS AND BEAUTIFULLY PRESENTED 1930S THREE BEDROOM END TERRACED FAMILY HOME, IDEALLY LOCATED FOR EASY ACCESS TO PUBLIC BUSES AND SEA MILLS TRAIN STATION. POSITIONED ON THE EDGE OF SEA MILLS SQUARE WHICH WAS PART OF THE LAND DONATED BY SQUIRE MILES. THE SQUARE WAS ORIGINALLY INTENDED FOR WAR VETERANS TO USE.

### Entrance Hallway

Entrance via uPVC door into hallway, electrics cupboard, stairs rising to first floor.

### Dining Room

uPVC double glazed bay window to front aspect, radiator, wooden floorboards, opening into lounge

### Lounge

Two uPVC double glazed windows to rear aspect, fireplace with log burner, radiator

### Kitchen

uPVC double glazed window to rear aspect, fitted with a range of wall and base units with roll top work surfaces. Plastic sink with mixer tap over, plumbing for washing machine. Ceramic hob with stainless steel hood over, electric cooker, hatch into lounge.

### First Floor Landing

uPVC double glazed window to side aspect, access to loft space.

### Bedroom 1

uPVC double glazed window to rear aspect, radiator

### Bedroom 2

uPVC double glazed way window to front aspect, radiator

### Bathroom

uPVC double glazed window to front aspect, Pea shaped panel bath with shower over, low level wc, ceramic sink, heated chrome towel rail.

### Bedroom 3

uPVC double glazed window to rear aspect, radiator

### Gardens

An enclosed rear garden which is predominantly laid to lawn with a lovely raised patio area leading from the property, there is also a brick build shed at the bottom of the garden and side access.

### Parking

There is block pavier parking to the front for 2 vehicles.

- 
- Spacious Three Bedroom House
  - Enclosed Rear Garden
  - Parking to the Front for 2 Cars
  - Sea Mills Train Station is within Walking Distance
  - Close to all Transport Links
  - Close to all Amenities
  - Two Reception Rooms
  - Gas Heating and Double glazing
  - Near Stoke Bishop Cedar Park Primary school.
  - Great Central Location



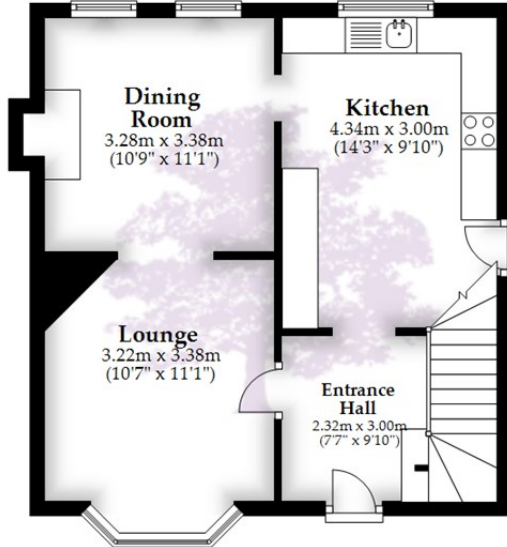
£395,000





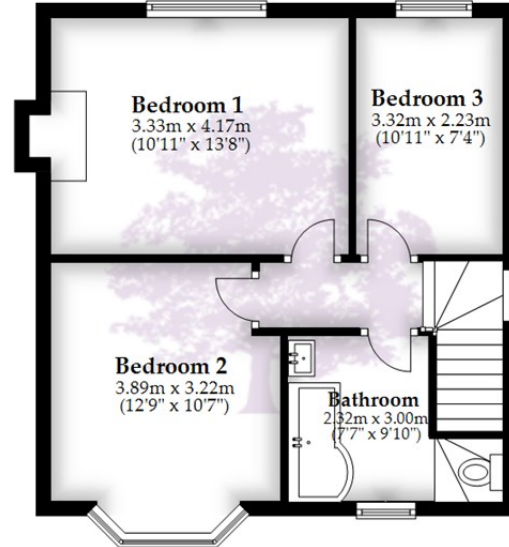
### Ground Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



### First Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



Total area: approx. 89.0 sq. metres (958.1 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.

**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](http://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.