



19 Burnham Road, Shirehampton, BS11 9QW
£350,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

19 Burnham Road, Shirehampton, BS11 9QW

A lovely welcoming family home in a very sought after Road. Burnham Road is likely to have been named after Burnham on Sea on the Somerset coastline. Located extremely conveniently for the nearby train station, local schools, Portway park and ride & Shirehampton Village. Houses in this location are always very popular in the BS11 market. This property has been extended to the side and presents itself over two floors and consists of: Porch leading to downstairs wc and playroom, hallway, lounge, dining room, a separate kitchen and utility room. Upstairs are three bedrooms and a good size bathroom. Externally the property further benefits from front and rear gardens and off street parking at the front for 2 vehicles.

The location is convenient for all the local schools and childrens nurseries, the village shops with all its amenities, health centre, cafes, eateries and pubs. Shirehampton Golf Club, Kingsweston House and Blaise Castle Estate are also all within walking distance. The location is also ideal for commuters with ease of access to the motorway and all transport links both in and out of the city, the Portway Park & Ride, and the train line that links directly to Bristol Temple Meads.

The property needs some modernisation, so put your own touch on it.

We anticipate a strong amount of interest due to the fact that homes like these are always in high demand, so book your viewing without delay. Either Call, Click or Come in and visit our experienced sales team- 0117 2130333/shire@goodmanlilley.co.uk

Tenure: Leasehold

Council Tax Band TBC

Local Authority: Bristol Council Tel: 0117 922 2000

Services: Mains Gas, Water, Drainage and Electric.

- Three Bedroom Semi-Detached House
 - In need of some modernisation
- No Onward Chain
 - Parking to the Front

- Close to all Local Amenities
 - Gas Heating and Double Glazed
- Great Transport Links
 - Popular Street

Porch

uPVC double glazed door leading into porch, window to front aspect, bi-fold door into play room

WC

LOw level wc, wash hand basin.

Store Room

8'4" x 8'8"
uPVC double glazed window to front aspect.

Entrance Hall

uPVC double glazed door into hallway, stairs rising to first floor.

Dining Room

11'2" x 12'7"
uPVC double glazed bay window to front aspect, radiator

Lounge

11'6" x 14'7"
Two windows to rear aspect, fireplace,

Kitchen

14'8" x 6'7"
uPVC double glazed window to side aspect, fitted with a range of wall and base units with roll top work surfaces. Electric hob and oven with stainless steel hood over. Stainless steel sink with mixer tap over, larder cupboard.

Utility

3'11" x 6'8"
uPVC double glazed door leading into the rear garden, wondor to rear aspect, work top, plumbing for washing machine.

First Floor Landing

Double glazed window to side aspect, access to loft space.

Bedroom 1

11'6" x 12'2"
uPVC doubke glazed window to rear aspect, radiator, fireplace, cupboard

Bedroom 2

10'7" x 10'5"
uPVC doubke glazed window to front aspect, radiator, cupboard housing combi-boiler

Bathroom

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

Bedroom 3

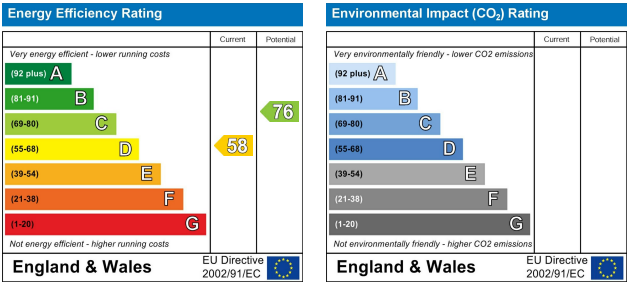
11'8" x 7'9"
uPVC double glazed window to rear aspect, radiator

Gardens

There are large gardens to the front of the property with a variety of mature trees and border plants, it is mainly laid to lawn. To the rear it is mainly laid to patio slabs with a large storage shed.

Parking

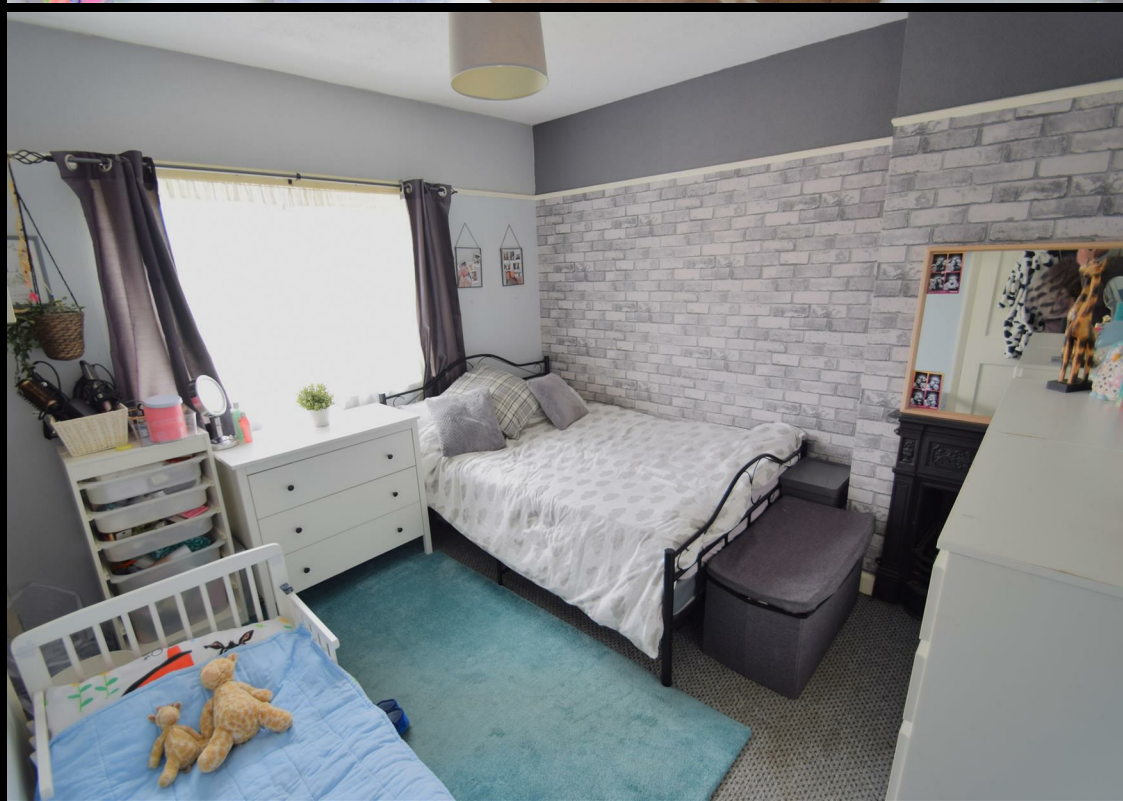
There is parking to the front for 2 vehicles.

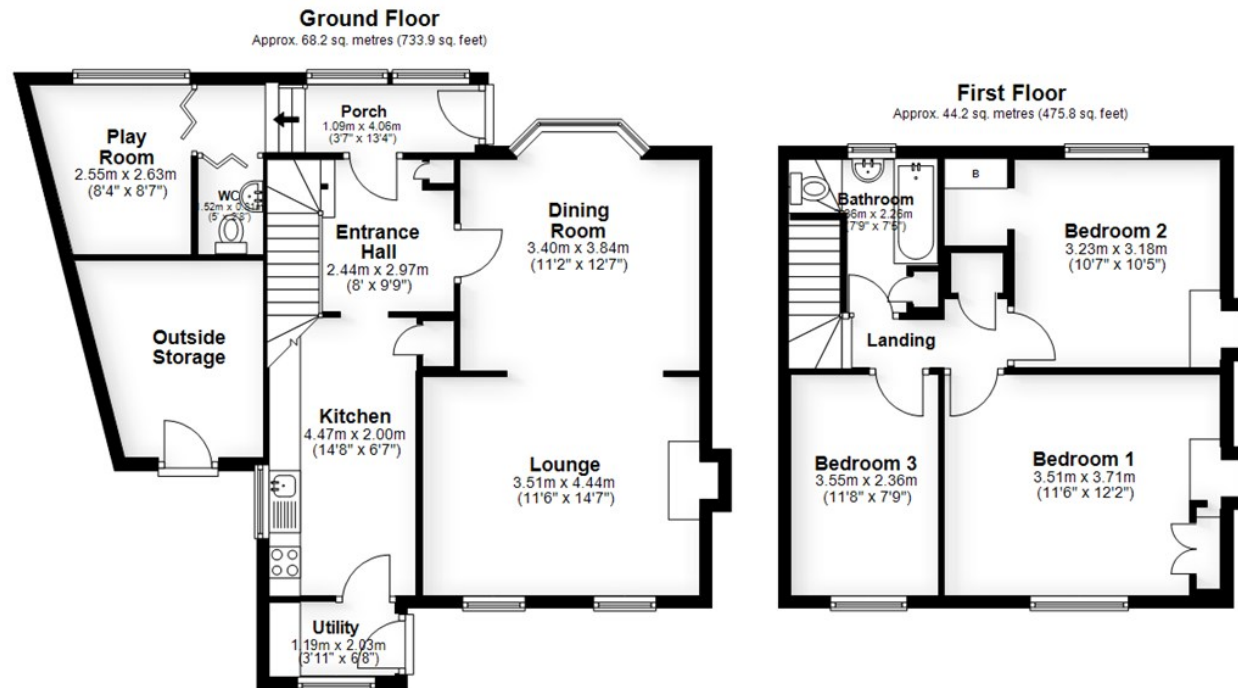


Bristol

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www.goodmanlilley.co.uk





Total area: approx. 112.4 sq. metres (1209.8 sq. feet)



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