



45 ST. BERNARDS ROAD,  
SHIREHAMPTON, BS11 9US

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**GOODMAN  
& LILLEY**



WELCOME TO THIS STRIKING THREE BEDROOM SEMI-DETACHED HOME, A TESTAMENT TO CONTEMPORARY LIVING WITH A TOUCH OF URBAN ELEGANCE. SITUATED IN A SOUGHT-AFTER LOCATION, THIS PROPERTY NOT ONLY OFFERS CONVENIENCE WITH ITS DEDICATED PARKING AND SIDE ROOM CURRENTLY BEING USED AS A GYMNASIUM BUT ALSO A SUN-SOAKED RETREAT IN ITS ENCLOSED SOUTHERNLY FACING GARDEN.

### Entrance Hall

Entrance via composite door into hallway, doors to all rooms, door to fitted storage housing service meters, engineered oak flooring throughout, door leading to wc, stairs rising to first floor.

### WC

Matching two piece white suite comprising low level WC and wash hand basin with taps over, extractor fan, radiator and continued engineered oak flooring.

### Living Room

uPVC double glazed window to front aspect, television point and radiator.

### Kitchen

uPVC double glazed window to rear aspect overlooking garden, a quality fitted high gloss kitchen comprising a range of matching wall and base units with wooden worktop surfaces over, incorporating one and a half bowl ceramic sink unit with taps over, integrated 5 burner gas hob with stainless steel extractor canopy over, integrated dishwasher, tumble dryer and fridge/freezer and double oven with microwave above, tiled splashbacks to all wet areas, engineered oak flooring and opening into dining room

### Dining Room

uPVC double glazed patio doors leading onto the sunny rear garden, radiator.

### Gym/Office

Door at front and rear providing access to garden, power and lighting, overhead storage and foundation providing potential to extend. This is currently being used as a gym but could be used as an office too.

### Landing

uPVC double glazed window to side aspect, Storage cupboard, access to loft space

### Bathroom

uPVC double glazed obscured window to front aspect, fitted three piece white suite comprising low level WC, pedestal wash hand basin with taps over and panelled bath with taps and shower attachment over, heated towel rail and tiled throughout.

### Bedroom 1

uPVC double glazed windows to rear aspect overlooking garden, television point and radiator.

### Bedroom 2

uPVC double glazed window to front aspect, radiator.

### Bedroom 3

uPVC double glazed window to rear aspect overlooking garden, radiator.

### Gardens

A private south west facing family garden measuring in excess of 20m in length, patio area accessed via double doors from kitchen/diner which in turn leads to a great size patio, a large lawned area with access to a shed at the bottom of the garden, fence boundaries to all sides and access to office/gym

### Parking

There is parking to the front for two vehicles.

- St Bernards Road - Very popular location
- Semi detached
- Side room being used as Gymnasium
- Downstairs W/C
- Close to village amenities and local schools

- Large Southerly facing garden
- Off Street Parking
- Bright kitchen/diner
- 3 good sized bedrooms
- Presented to a high standard

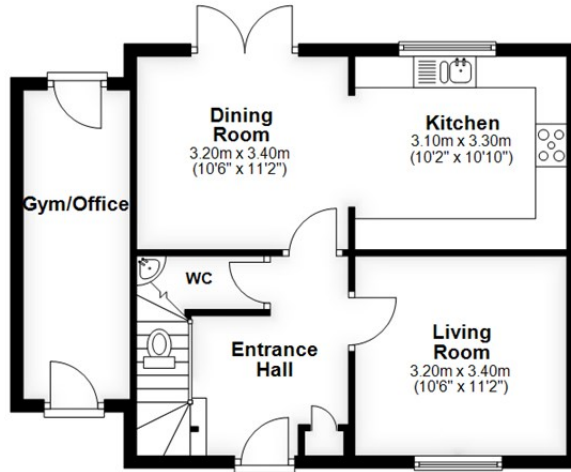


£385,000



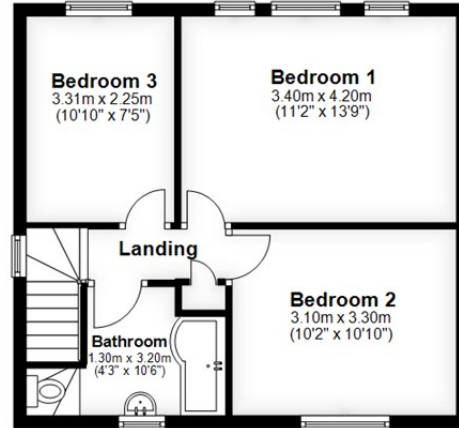
### Ground Floor

Approx. 53.2 sq. metres (572.8 sq. feet)



### First Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



Total area: approx. 98.1 sq. metres (1055.7 sq. feet)

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