



13 Hadrian Close, Stoke Bishop, BS9 1DZ

£295,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

13 Hadrian Close, Stoke Bishop, BS9 1DZ

A simply wonderful detached prefab bungalow in the wonderful Hadrian Close which is located conveniently for the train station, park and ride station and stops, riverside walks along the banks of the river Avon.

This bungalow has been lovingly cared for with a great size garden with scope to extend. Rarely do these bungalows come to the market. This two bedroom detached post-war prefabricated bungalow is offered to cash buyers only and is set in an enviable plot and benefits from views along the Avon Gorge and River Avon. The property offers an opportunity for redevelopment. There is ample space to extend the existing foot print, whilst further development may be possible, subject to the necessary planning permissions. Several of the neighbouring properties have been demolished and replaced with a pair of semi-detached dwellings.

Sea Mills train station is 240 metres away, the park and ride bus stops are 50 metres away. Local shops on Shirehampton Road and Druid Hill are nearby too. The River Trym Cut, Sea Mills harbour and Viaduct are close by for great walks.

This is a perfect property for anyone working in the City but wanting to live near green open spaces and local shops.

We expect a strong amount of interest due to the properties size, plot and individuality. Please book your viewing without delay. Viewings strictly by appointment with sole agents Goodman & Lilley 0117 2130333 / shire@goodmanlilley.co.uk.

Tenure: Freehold

Local Authority: Bristol City Council.

Council Tax Band: TBC

Services: Electric, Gas, Mains Water & Drainage.

- No Onward Chain
- Prefab Bungalow
- Extended and a New Roof
- Potential to Build On (subject to PP)
- Great Views
- Cash Buyers Only
- Two Double Bedrooms
- Great Location
- Close to all Amenities
- Detached

Hallway

Entrance via uPVC door into hallway, doors to all rooms, two generous cupboards, one housing the combi-boiler that has recently been serviced.

Lounge

10'0" x 14'9"

uPVC double glazed windows to front and side aspect, Electric fireplace, radiator, opening into dining room

Dining Room

10'0" x 8'8"

uPVC patio doors leading into the conservatory, radiator, door leading into the kitchen

Kitchen

10'4" x 9'3"

uPVC double glazed windows to front and rear aspect. Fitted with a range of wall and base units with roll top work surfaces. Ceramic hob and electric oven with extractor over. Plumbing for washing machine. One and a half bowl ceramic sink with mixer tap over.

Conservatory

Low wall with uPVC windows all round, uPVC patio doors leading into the rear garden.

Bedroom 1

10'0" x 11'11"

uPVC double glazed window to front aspect, radiator

Shower Room

Two uPVC double glazed windows to rear aspect. Double shower enclosure, low level wc and sink in enclosed unit, heated chrome towel rail.

Bedroom 2

10'4" x 11'11"

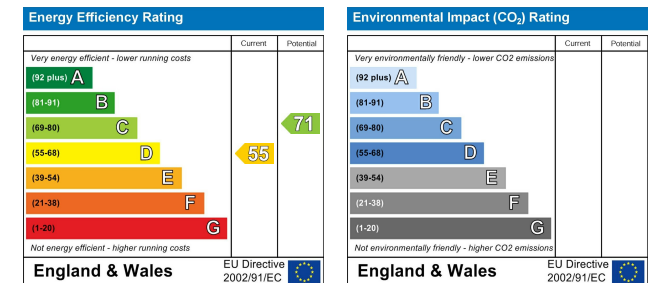
uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Gardens

There are gardens surrounding the property. The front is mainly laid to lawn with border plants and shrubs, the rear has a large patio area, with side access to the front, there are a shed and a green house.

Parking

There is parking to the front for 2 vehicles.



Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

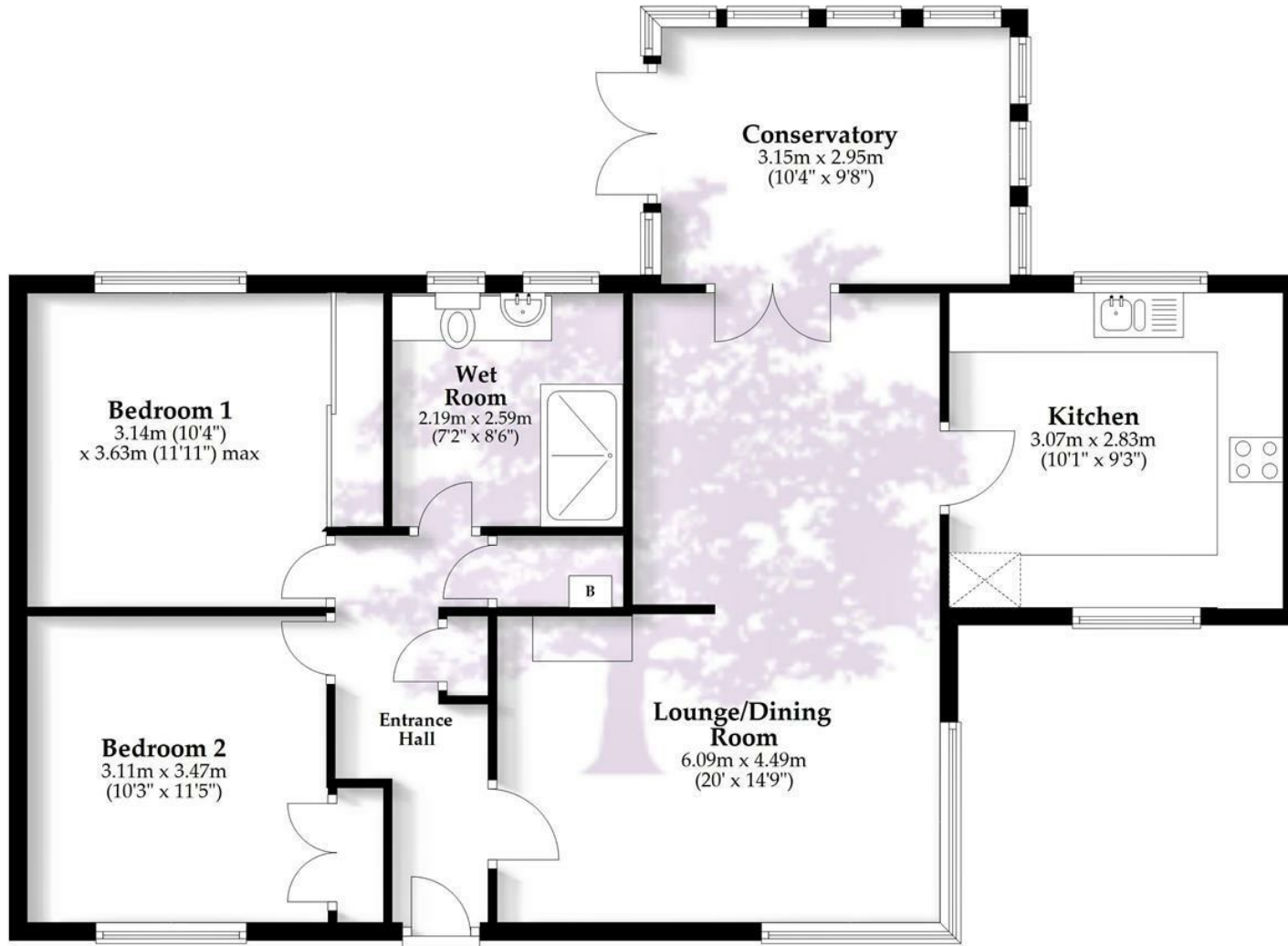
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Ground Floor

Approx. 98.1 sq. metres (1056.2 sq. feet)



Total area: approx. 98.1 sq. metres (1056.2 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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