



7 Priory Gardens, Shirehampton, BS11 0BZ

Guide Price £475,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

7 Priory Gardens, Shirehampton, BS11 0BZ

A golden opportunity to acquire this well appointed two double bedroomed detached bungalow with south facing gardens, driveway parking and a detached garage all situated within this highly regarded and seldom available cul-de-sac position just off of Shirehampton High Street which is in the heart of Shirehampton Village and close to all local shops, the health centre and amenities with level access .

The cul-de-sac takes its name from the former vicarage the Priory. This ceased to be a vicarage in 1951 and was sold off in 1972 for Priory Gardens to be built in what was the gardens of the house.

No.7 is offered with no onward chain and presents itself as entrance porch, lounge, separate kitchen, dining room, two bedrooms and shower room. At the rear is a small well presented south facing garden. There is also a garage and plenty of parking to the side.

The area is also home to several fantastic green spaces with the expansive Blaise Castle on the doorstep and Shirehampton Golf Course giving the area a particularly green feel. The nearby M5 also gives quick access to the coast, the South West, South Wales and the Cotswolds.

Properties in this condition and in this location always sell fast and we anticipate the same here. Please book your viewing without delay.

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: D

Services: Mains Gas, Water, Drainage and Electric.

- Detached Bungalow
- South Facing Gardens With No Onward Chain
- Two Double Bedrooms

- Close to the High Street
- Well Appointed Throughout
- Garage and Parking for Several Cars
- Sought After Cul De Sac
- Viewing Highly Recommended

Summary

Offered to the market in beautiful condition and with the added benefit of no onward chain, this well appointed home must be seen to be fully appreciated. This light and airy accommodation which briefly comprises: Entrance hallway, open plan sitting room, dining room and an open plan John Lewis fitted kitchen. There are also two double bedrooms and a modern shower room. Externally is a good size garage, driveway parking for several cars, open plan front garden. and a pretty enclosed south facing rear garden.

Entrance Hall

8'6 x 5'6

Via a central pathway to a porch area and double glazed entrance door with side window that provides access to the entrance hallway. Access to loft space which has power and lighting.

Bedroom 1

10'7" x 11'11"

Double glazed window to the front aspect, radiator.

Bedroom 2

8'11" x 14'11"

Double glazed window to the rear aspect, radiator

Wet Room

8'11" x 5'1"

Fitted with a modern quality suite comprising walk in shower cubicle with fitted shower, low level wc and wash basin. Tiled walls, double glazed window to the rear.

Living Room

12'6" x 16'6"

Doubleglazed window to front aspect, radiator.

Kitchen

7'2" x 12'0"

Open plan aspect into dining room. Fitted with a range of wall and base units, ceramic electric hob with extractor over, stainless steel electric oven and microwave. One and a half bowl sink with mixer tap over. Plumbing for waching machine.

Dining Room

9'9" x 11'8"

uPVC double glazed window to rear aspect, uPVC double doors leading into the rear garden.

Gardens

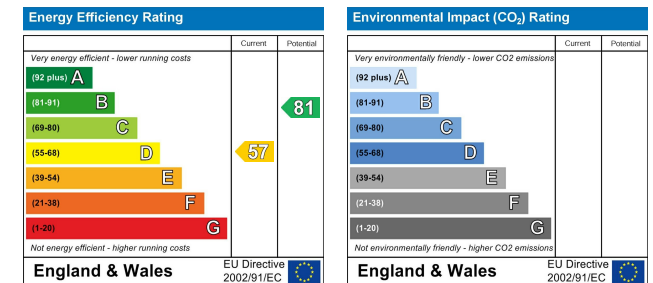
The gardens to the front are open plan and to the rear are mainly laid to patio with border plants and shrubs with a courtesy door leading to the garage and parking.

Garage

Via up and over door, power and lighting

Parking

There is also parking to the front for several vehicles.



Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

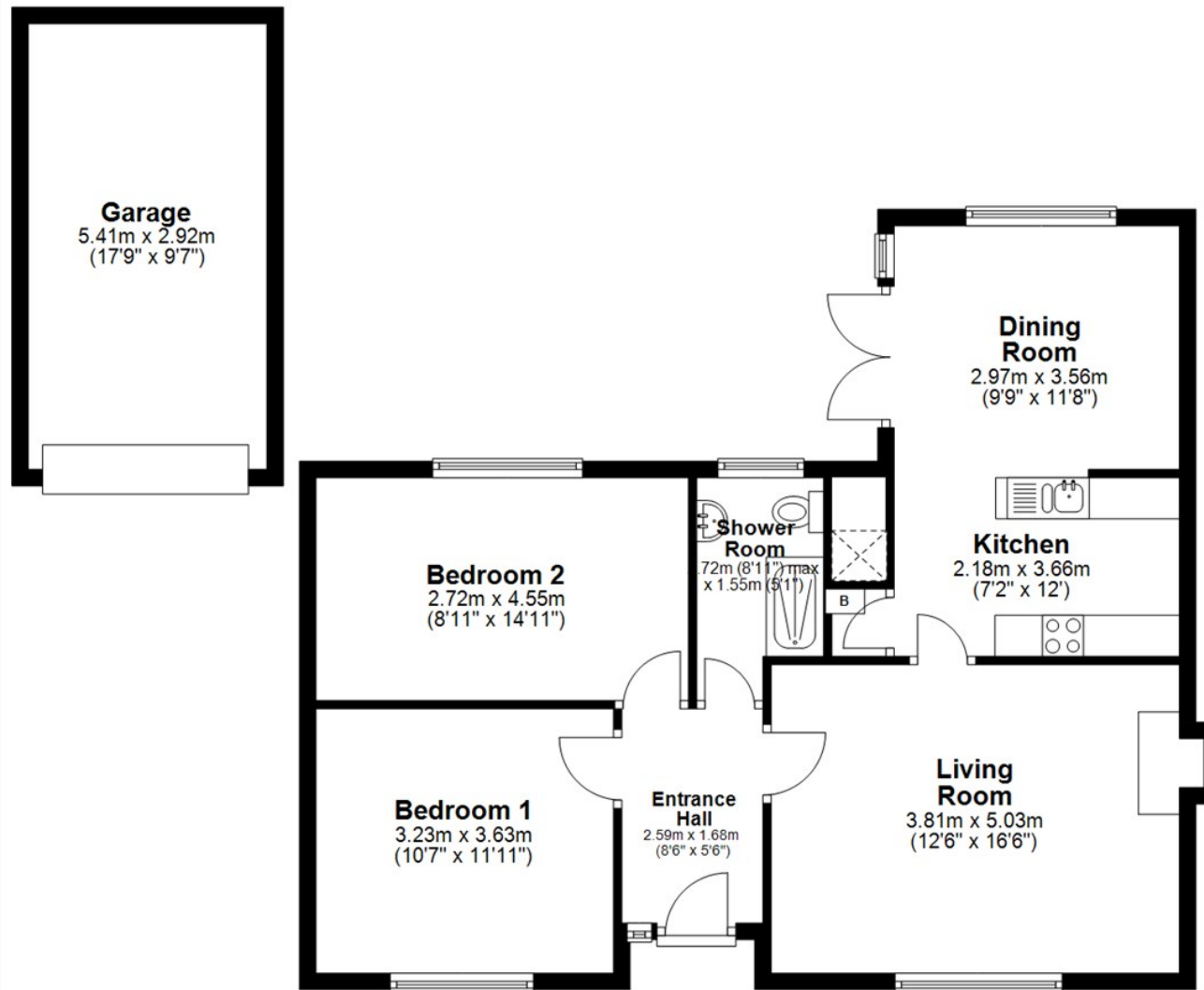
01172 130333

www.goodmanlilley.co.uk



Ground Floor

Approx. 91.8 sq. metres (987.6 sq. feet)



Total area: approx. 91.8 sq. metres (987.6 sq. feet)



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 and 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.