



17 Pembroke Avenue, Shirehampton, BS11 9SJ

£325,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 17 Pembroke Avenue, Shirehampton, BS11 9SJ

Offering for sale is this spacious semi detached home in one of Shirehampton's most sought after roads. Pembroke Avenue was constructed from the early 1900s and was rumoured to have been named to commemorate the prominent Earls of Pembroke. This home was constructed circa 1932.

The property has been lovingly cared for, and been in the same family for many many years. The property presents as very spacious accommodation throughout, with an added conversion off the kitchen giving so much more space downstairs & a lovely sunny rear garden.

The location is convenient for the local schools, one of which is "St Bernards" and directly opposite. Shirehampton village itself has a busy high street offering a wide selection of independent shops, the newly opened but highly regarded Ruby Jeans coffee shop, Co-op supermarket, Post Office, and pubs and eateries amongst many others.

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. its convenience to the motorway network as well as by road or rail into the city or to Cribbs Causeway with bus stops close at hand or a mere 10 minute drive by car.

We anticipate a strong amount of interest due to the fact that homes of this nature and quality are always in high demand, so book your viewing without delay. Either Call, Click or Come in and visit our experienced sales team- /01172130333

Tenure: Freehold

Council Tax Band C

Local Authority: Bristol Council Tel:

Services: Mains Water, Drainage and Electric.

- Three Bedroom Semi Detached House
- No Onward Chain
- Sunny Gardens
- Three Separate Receptions
- Close to Great Local Schools
- 3 Double Bedrooms

- Double Glazing and Gas Heating
- Village Location
- Extended to the Rear
- Great Potential

### Entrance Hall

11'5" x 9'5"

Entrance via wooden door into hallway, meters cupboard, stairs rising to first floor.

### Lounge

13'2" x 11'8"

uPVC double glazed bay window to front aspect, radiator, door leading into dining room

### Dining Room

11'3" x 14'10"

uPVC double glazed window to rear aspect, door leading into the sun room

### Sun Room

7'7" x 19'7"

Three uPVC double glazed windows to rear aspect, two skylights, patio doors leading into the rear garden.

### Kitchen

14'2" x 6'4"

uPVC double glazed window to side aspect. Fitted with a range of wall and base units with roll top work surfaces. One and a half bowl sink with mixer tap over. Ceramic electric hob with stainless steel hood over, integrated microwave, plumbing for washing machine.

### WC

5'2" x 2'0"

uPVC double glazed window to side aspect, low level wc, wash hand basin.

### Landing

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

### Bedroom 1

11'9" x 14'0"

uPVC double glazed window to rear aspect, fireplace, radiator

### Bedroom 2

13'2" x 10'2"

uPVC double glazed window to front aspect, fitted corner wardrobes, cupboard housing hot water tank, radiator.

### Shower Room

uPVC double glazed window to front aspect, double shower enclosure, low level wc, wash hand basin, heated chrome towel rail.

### Bedroom 3

11'3" x 7'5"

uPVC double glazed window to rear aspect,

### Gardens

The gardens to the rear are of a good size and mainly laid to lawn with a good size patio.

### Garage/Parking

There is parking to the front for a small car and doors which lead into a single garage to the side of the house.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

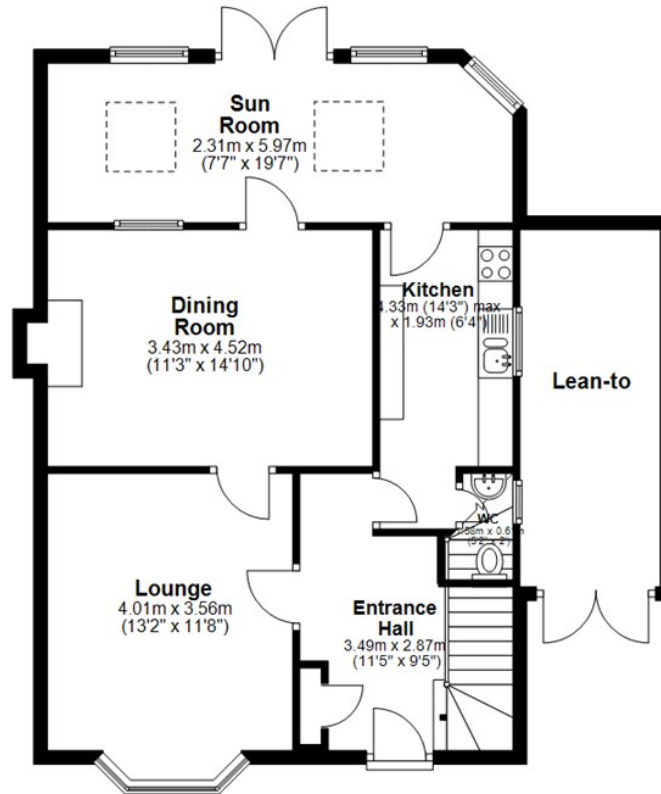
01172 130333

[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)



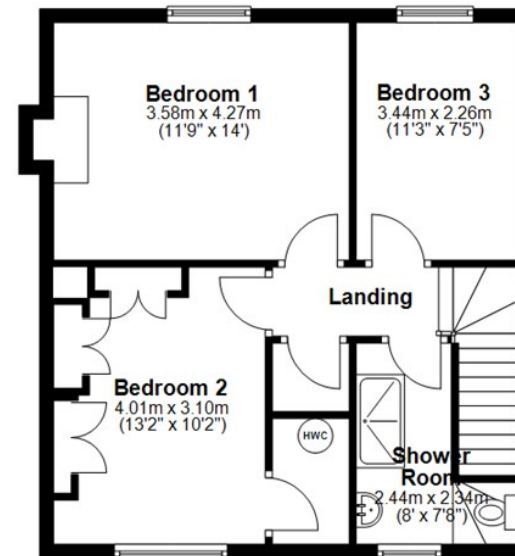
### Ground Floor

Approx. 82.3 sq. metres (886.3 sq. feet)



### First Floor

Approx. 50.1 sq. metres (538.7 sq. feet)



Total area: approx. 132.4 sq. metres (1425.0 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.