



614 PORTWAY,
SHIREHAMPTON, BS11 9QE

**GOODMAN
& LILLEY**



A BEAUTIFUL THREE BEDROOM, SEMI-DETACHED, 1930S FAMILY HOME WHICH HAS BEEN WONDERFULLY EXTENDED BY THE CURRENT OWNERS. OCCUPYING AN ELEVATED POSITION OPPOSITE "THE PARK AND RIDE", IT ENJOYS FAR REACHING VIEWS OF PILL AND BEYOND. IT IS IDEALLY LOCATED WITH EASY ACCESS TO SHIREHAMPTON TRAIN STATION, AND LOCAL BUS CONNECTIONS DIRECT TO BRISTOL CITY CENTRE AND LOVELY RIVERSIDE WALKS.

Hallway

uPVC entrance door into hallway, stairs to first floor and all lower ground rooms.

Lounge

uPVC double glazed window to front aspect, radiator

Kitchen/Diner

uPVC bi-fold doors to rear aspect, a mixture of low level and eye level storage units with wood work tops, island with wooden tops and storage, wine fridge, 6 ring gas hob, ceramic one and half sink with drainer and mixer tap over, tiled splash back, built in washing machine and dishwasher, double oven and space for fridge freezer, cupboard housing combi boiler.

Bedroom 1

uPVC double glazed window to rear aspect, built in storage cupboards, radiator

Bedroom 2

uPVC double glazed bay window to front aspect, radiator

Bedroom 3

uPVC double glazed window to rear aspect, radiator

Bathroom

uPVC double glazed window to front aspect, low level toilet, hand wash basin, corner bath and separate shower, heated towel rail

Downstairs W/C

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

Externally

The front of the property is accessed via gated steps and offers side access to a beautiful 176+ft garden, there is external storage and a decking area. the garden leads on with a lawned area and an outbuilding that is currently being used as a bar/snug

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- No onward chain
 - Semi Detached
 - Bi fold doors opening to garden
 - Downstairs W/C
 - Rear garden in excess of 175ft
 - Three double bedrooms
 - 20ft x 20ft extended kitchen/diner
 - Fantastic transport links

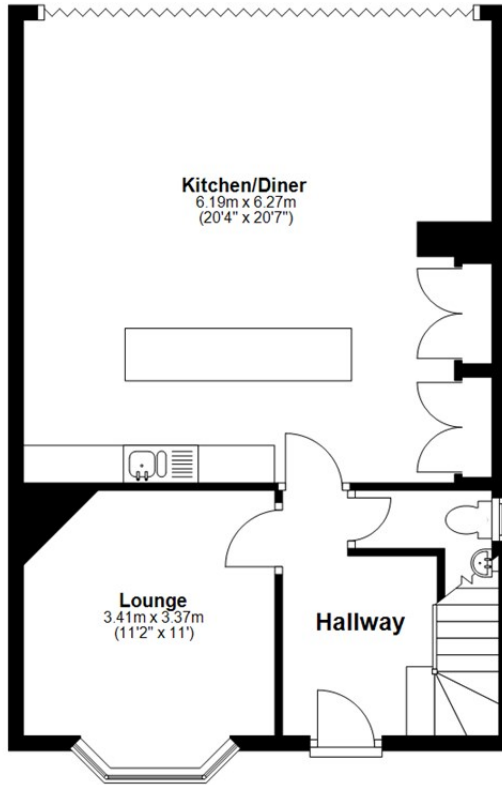


£350,000



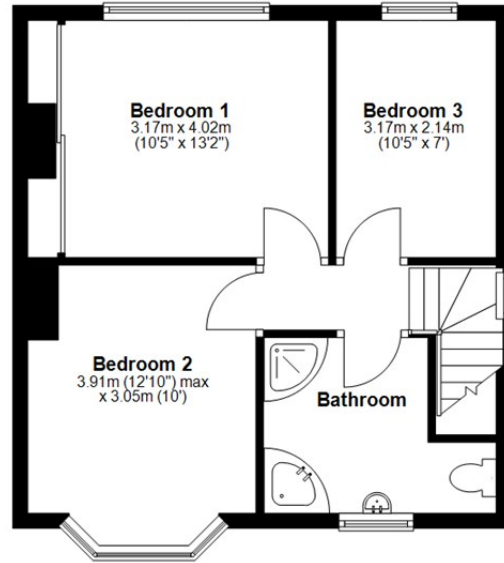
Ground Floor

Approx. 60.2 sq. metres (648.4 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



Total area: approx. 101.8 sq. metres (1096.0 sq. feet)

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