



5 PASSAGE LEAZE,
SHIREHAMPTON, BS11 9QL

**GOODMAN
& LILLEY**



'WE BOUGHT THIS HOUSE WHEN WE FIRST MOVED TO BRISTOL AND IT'S BEEN A PERFECT FIRST HOME FOR US. WE'VE LOVED LIVING ON PASSAGE LEAZE, EVERYONE ON THE ROAD IS SO FRIENDLY AND IT'S LOVELY AND PEACEFUL.'

Entrance Hall

Stairs rising to first floor with cupboard under, uPVC double glazed window to front aspect, radiator, door to lounge/dining room.

WC

uPVC double glazed window to front aspect, low level wc, wall hand basin.

Lounge

A superb open plan room, bright and contemporary with a double glazed window to front and double glazed French doors to rear garden, there are two converted fireplaces now offering stylish display niche's one with an impressive arch. There are 2 radiators, wall mounted lighting, coving to ceilings.

Kitchen/ Dining Room

uPVC double glazed window to side aspect, an appealing newly fitted kitchen with matching wall and floor mounted cupboards with work tops over, sink/drain unit, Induction ceramic hob with Stainless Steel hood over, electric double oven, fitted wine cooler, breakfast bar, space for fridge/freezer, integrated dish washer and washing machine, wall mounted gas combination boiler in cupboard.

Landing

Doors to bedrooms and bathroom and stairs to loft room.

Bedroom one

uPVC double glazed windows to side and rear aspect, radiator

Bathroom

uPVC double glazed window to front aspect, panel bath with shower over, low level wc, pedestal sink, heated chrome towel rail.

Bedroom two

uPVC double glazed window to rear aspect, radiator, cupboard under stairs to loft.

Bedroom three

uPVC double glazed window to front aspect, radiator.

Loft room

A superb space that can be used for an array of different options, . Two double glazed velux windows, Balustrade securing the entrance area.

Front garden

Wall & hedge to front, fencing and hedging to sides, mainly laid to stones offering off road parking and car electrical point. Access to the side and rear garden.

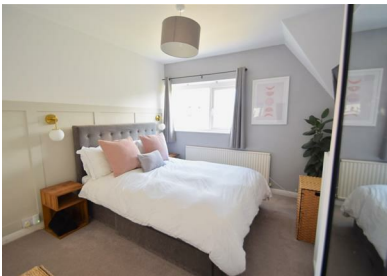
Rear Garden

Fencing to rear and sides, large area laid to decking and giving access to a lawned area bordered by beds stocked with a variety of shrubs. outside tap and light.

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- Arts and Crafts style cottage
 - Off road parking
 - 3 Bedrooms plus superb loft room space
 - Downstairs W/C
 - Recently fitted kitchen with range of integrated appliances
 - Presented in immaculate condition
 - Village location
 - Onward chain already agreed

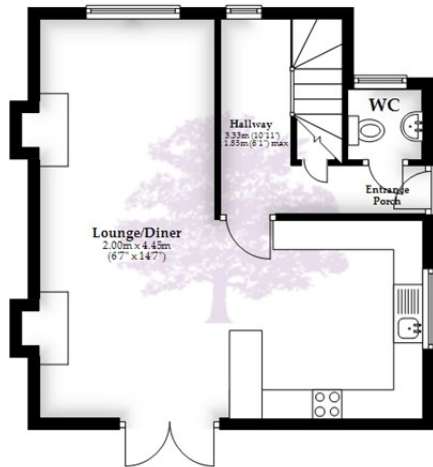


£415,000



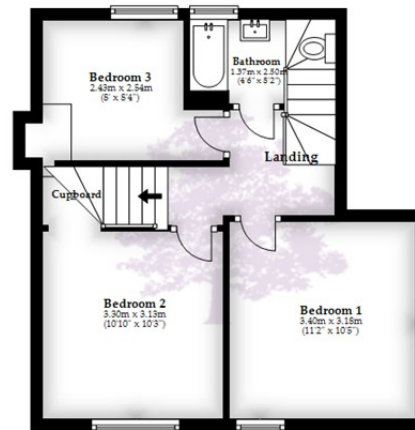
Ground Floor

Approx. 47.8 sq. metres (514.7 sq. feet)



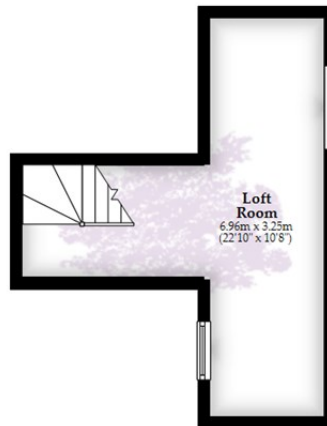
First Floor

Approx. 39.6 sq. metres (426.2 sq. feet)



Second Floor

Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 116.4 sq. metres (1253.0 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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