



107 DURSLEY ROAD,  
SHIREHAMPTON, BS11 9XQ

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**GOODMAN  
& LILLEY**



NESTLED IN THE CHARMING COTSWOLD ESTATE OF DURSLEY ROAD, SHIREHAMPTON, THIS MID-TERRACE HOUSE OFFERS A DELIGHTFUL BLEND OF GENEROUS ROOM SIZES THAT ARE BOTH LIGHT AND AIRY.

### Location

For those who appreciate the outdoors, a short walk will lead you to the green spaces along the River Avon, Kings Weston House and Blaise Castle offering a tranquil escape from the hustle and bustle of city life. Additionally, the short 6-minute walk to Shirehampton train station ensures easy access to Clifton, Redland and Bristol Temple Meads. The Number 9 and 41 buses take approximately 20mins to city centre. Also close by, is a good off road cycle route alongside the Portway to the city centre and has easy access to the M5 and Cribbs Causeway. It is a short walk to High Street amenities including supermarkets, GP, pubs, cafes, library and post office.

### Porch

uPVC entrance door to porch, uPVC double glazed window to side aspect, tiled floor, ample space for shoes and coats, cupboard housing gas meter.

### Entrance Hall

uPVC double glazed window and door to front aspect, wood effect panel flooring, radiator, cupboard housing electrical fuse board, stairs leading to first floor with under stairs storage, doors to ground floor rooms.

### Lounge - 4.17m x 3.56m

uPVC double glazed bay window to front aspect, Chimney breast, wood effect panel flooring, radiator.

### Kitchen/Dining Room - 3.23m x 5.49m

uPVC double glazed window and patio doors to rear aspect, a mixture of eye level and ground level storage cupboards with roll top work surfaces, Neff induction hob with stainless steel extractor over and electric oven. tiled splash back, Undermounted 1 & 1/2 stainless steel sink with swan

neck mixer tap over. tiled flooring, space for washing machine, tumble dryer, fridge/freezer, cupboard housing combi boiler, radiator.

### Landing

Loft hatch, all doors to first floor rooms.

### Bedroom 1 - 4.19m x 3.26m

uPVC double glazed bay window to front aspect, radiator.

### Bedroom 2 - 3.20m x 3.40m

uPVC double glazed window to rear aspect, built in sliding door storage cupboards with hanging space, radiator.

### Bedroom 3 - 2.62m x 2.26m

uPVC double glazed window to front aspect, radiator.

### Bathroom - 1.93m x 1.80m

uPVC double glazed window to rear aspect, fully tiled and fitted with a low level toilet with push button flush, hand wash basin with storage underneath, panel bath with mixer tap over, rainfall shower head with mixer bar temperature control, shower screen, heated towel rail.

### Front and Rear of the property

The rear garden is boarded by fencing, offers a convenient patio area as well as raised beds currently being used for growing vegetables, there is rear access to both the garage and garden via a side lane. The front of the property is low maintenance with stoned parking for two vehicles.

### Detached Garage - 2.51m x 5.37m

The garage is accessed via a side lane, fitted with an up and over garage door, window and courtesy door into the garden. There is also space to the rear for further parking

- Cotswold estate location
- Detached garage
- Lounge with bay window
- 3 good sized bedrooms
- Approved plans to extend

- Off street parking
- Kitchen/Diner opening on to garden
- Convenient front Porch
- Rear access to both garage and garden
- 6 minute walk to Shirehampton train station

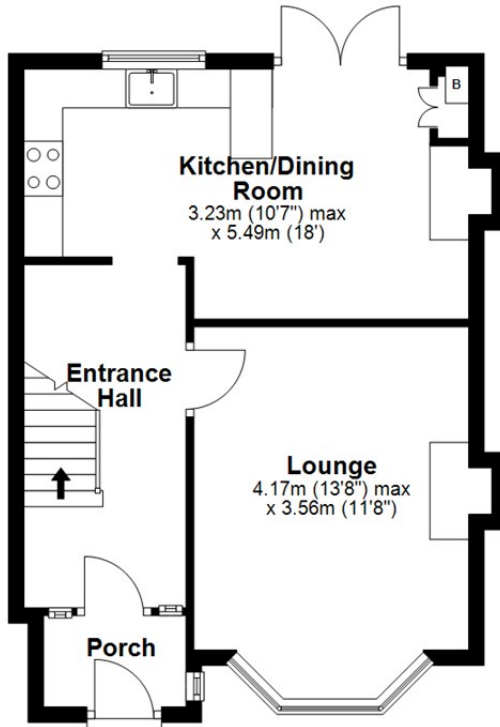


GUIDE PRICE £340,000



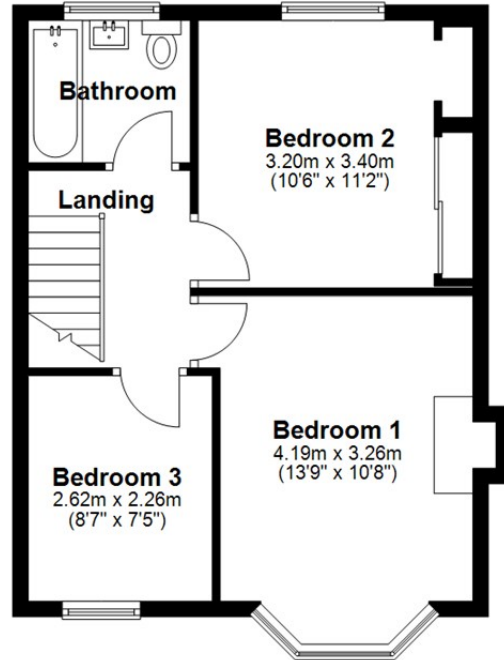
## Ground Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



Total area: approx. 85.0 sq. metres (914.4 sq. feet)

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