



82 Bradley Crescent, Shirehampton, BS11 9ST

£324,950

GOODMAN
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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

82 Bradley Crescent, Shirehampton, BS11 9ST

Welcome to Bradley Crescent, Shirehampton- a charming end terrace house with a lot to offer! This delightful property boasts 2 reception rooms, 3 bedrooms, a loft room, 1 bathroom and is spread across 992 sq ft of living space.

Built in 1920, No.82 was formerly a Tailors & Shoe shop, and exudes character and history, making it a unique find in the area. The property features a spacious kitchen/diner, perfect for hosting family meals or entertaining guests. The lounge is a cosy retreat, complete with a fireplace for those chilly evenings.

One of the highlights of this property is the loft room, currently used as an additional bedroom, which is flooded with natural light from two Velux windows. This versatile space could be transformed into a home office, playroom, or a peaceful reading nook - the possibilities are endless!

No.82 Bradley Crescent comes with the convenience of parking for 1 vehicle, a modern shower room, and a detached garage at the end of the garden, offering both storage space and potential for a workshop or hobby area. The side access adds to the practicality of this home, making it easy to come and go.

Located in a village setting, this property is surrounded by local shops, cafes, and amenities, ensuring that everything you need is just a stone's throw away. For commuters, Shirehampton train station is close by, providing easy access to Bristol and beyond. Additionally, the proximity to the Portway Park and Ride and the M5/4 makes further journeys a breeze.

Don't miss out on the opportunity to make this charming house your new home. With its characterful features, convenient location, and potential for personalisation.

Viewing is highly recommended to fully appreciate the accommodation on offer here. Call, Click or Come in and visit our experienced sales team-0117 2130333 / shire@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: B

Services: Mains Gas, Water, Drainage and Electric

- No Onward Chain
- 3/4 Bedroom End of Terrace Victorian House
- Attic Room
- Sunny Rear Garden
- Detached Garage
- Kitchen/Dining Room
- Village Location
- Popular Street

Entrance Hall

Entrance via uPVC door into hallway, undrstairs cupboard, doors to all rooms,

Lounge

10'0" x 16'6"
uPVC double glazed window to front aspect, feature fireplace, stairs rising to first floor.

Kitchen/Breakfast Room

12'5" x 16'10"
uPVC double glazed window to rear aspect, uPVC door leading to rear garden. Fitted with a range of wall and base units with roll top work surfaces.. Stainless steel sink with mixer tap over, cooking range, plumbing for washing machine.

Landing

Window to side aspect, Storage cupboard, doors to all rooms

Bedroom 1

10'0" x 9'10"
Window to rear aspect, radiator, pull down ladder giving access to loft room.

Bedroom 2

10'4" x 9'0"
Window to front aspect, radiator,

Bedroom 3

10'4" x 7'5"
Window to rear aspect, radiator

Shower Room

10' x 5'9"
uPVC double glazed window to rear aspect, cupboard housing combi-boiler. Double shower enclosure. Wash hand basin, low level wc, heated chrome towel rail.

Loft Room

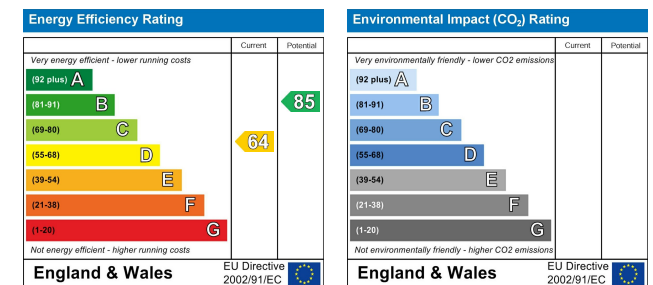
11'5" x 13'5"
Two skylights. under eaves storage

Garden

The rear garden has a sunny aspect, part is laid to lawn, and part is laid to patio with side access.

Garage

There is a detached garage to the rear of the property with a courtesy door leading into the rear garden.,



Bristol

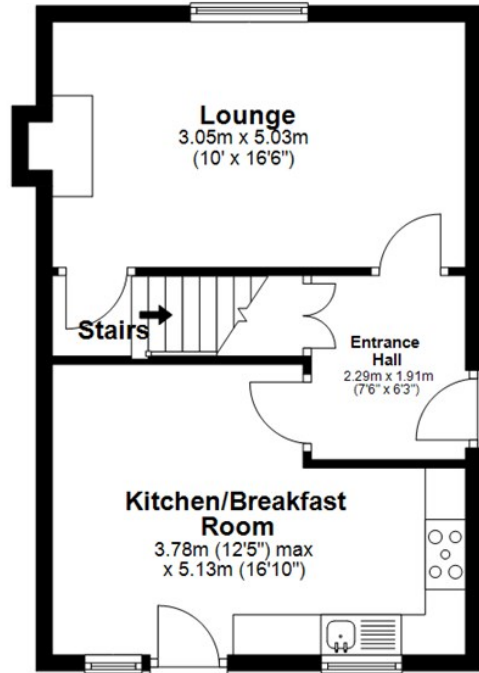
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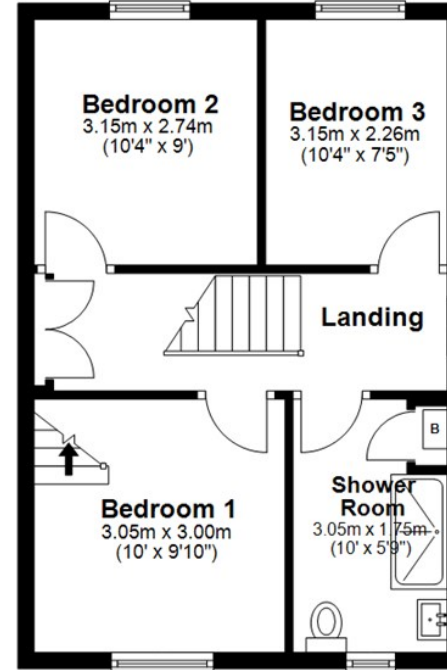
Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



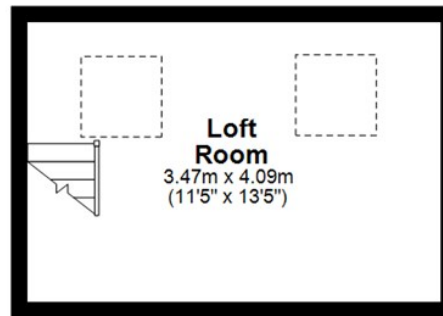
First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Second Floor

Approx. 14.2 sq. metres (152.8 sq. feet)



Total area: approx. 93.5 sq. metres (1006.6 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.