



144 Nibley Road, Shirehampton, BS11 9XN

£335,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

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Welcome to this charming semi-detached bungalow located on Nibley Road in the picturesque area of Shirehampton. This delightful property boasts a riverside location, offering a tranquil and scenic setting for its future owners.

Upon entering, you are greeted by a great size porch then onto a cosy reception room, perfect for relaxing or entertaining guests. The bungalow features two comfortable bedrooms, ideal for a small family or as a peaceful retreat for a couple. The recently refurbished bathroom adds a touch of modernity to this traditional home.

One of the standout features of this property is the ample parking space available for two vehicles, ensuring convenience for residents and their guests. The absence of an onward chain makes this an even more attractive opportunity for those looking to settle into their new home seamlessly.

Whether you are drawn to the peaceful riverside setting, the convenience of the parking facilities, or the comfort of a refurbished interior, this semi-detached bungalow offers a wonderful opportunity to embrace a relaxed lifestyle in a sought-after location. Don't miss out on making this charming property your own.

Nibley Road is ideally placed for the train station, all bus routes, Portway park and ride and the local shops. The property has easy access to the nearby riverside walks, "The yellow Brick Road", the very popular Lamplighters pub with views across to the River Avon, Pill and beyond.

Please book your viewing today.....either Call, Click or Come in and visit our experienced sales team- 0117 2130333/
shirehampton@goodmanlilley.co.uk

Tenure: Freehold
Local Authority: Bristol Council Tel: 0117 922 2000
Council Tax Band: B
Services: Mains Gas, Water, Drainage and Electric

- Semi-Detached Bungalow
- Riverside Location
- New Gas Heating and Newly Fitted Double Glazing
- Close to all Amenities and Transport Links
- Great Riverside Walks
- Two Double Bedrooms
- Recently Refurbished
- Newly Fitted Roof
- Great Size Rear Garden
- No Onward Chain

Porch

uPVC double glazed window to front aspect, Composite door, door leading into lounge.

Lounge

16'4" x 14'6"
uPVC double glazed windows to front and side aspect, doors leading to all rooms

Kitchen

14'2" x 8'2"
uPVC double glazed window and door to rear aspect. Fitted with a range of high quality wall and base units with wooden work surfaces. Sink with mixer tap over, integrated dish washer and washing machine. Electric hob with extractor hood over, electric oven.

Bedroom 1

13'2" x 9'6"
Window to front aspect, storage cupboard, radiator

Lobby/Office

Space for a desk and computer

Bedroom 2

13'6" x 8'7"
Window to rear aspect, storage cupboard, radiator

Shower Room

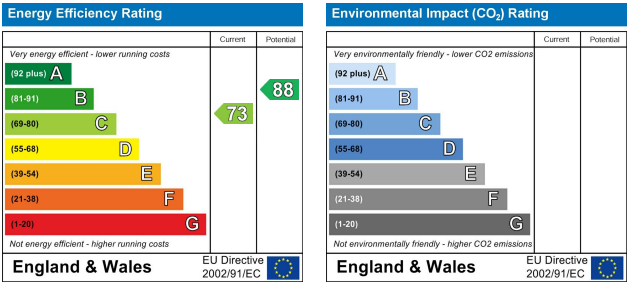
uPVC double glazed window to rear aspect, double shower cubicle with rainfall shower over, vanity sink, low level wc,

Gardens

There are good size gardens to the rear, a good size lawn with the rest laid to patio with side access.

Parking

There is parking to the front for 2 vehicles.



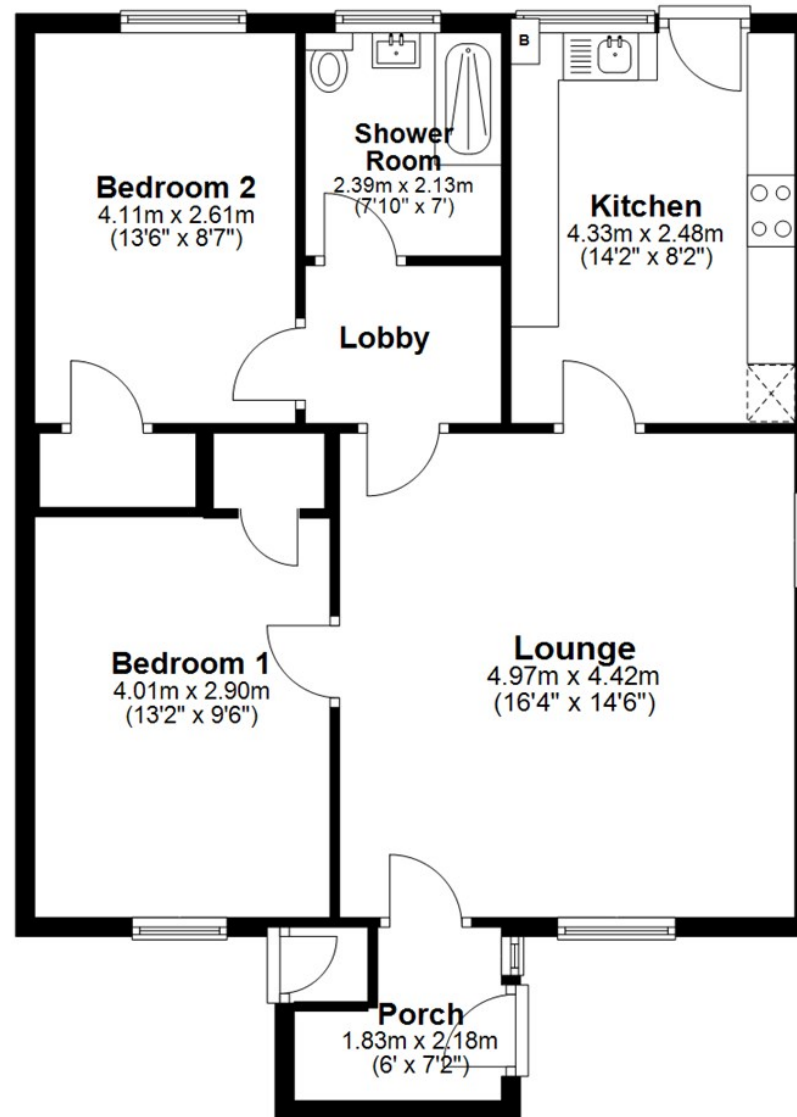
Bristol
9 High Street, Shirehampton
Bristol BS11 0DT
01172 130333

www.goodmanlilley.co.uk



Ground Floor

Approx. 75.0 sq. metres (807.2 sq. feet)



Total area: approx. 75.0 sq. metres (807.2 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.