



23 MERRIMANS ROAD,
SHIREHAMPTON, BS11 0AG

**GOODMAN
& LILLEY**



NESTLED IN THE CHARMING MERRIMANS ROAD, SHIREHAMPTON, THIS END TERRACE HOUSE IS A FANTASTIC FIND. BOASTING TWO RECEPTION ROOMS, THREE BEDROOMS, AND TWO BATHROOMS, THIS PROPERTY IS THE EPITOME OF A PERFECT FAMILY HOME.

Hall

uPVC double glazed windows and door to front aspect, transom window over door that floods the hallway with light. Wood effect hard flooring, doors leading to lounge and kitchen/diner, stairs leading to first floor with understairs storage, radiator.

Lounge

uPVC double glazed bay window to front aspect, chimney breast, hard wood effect flooring, bi-fold doors leading to kitchen/diner, radiator.

Kitchen/Breakfast Room

uPVC double glazed windows and double doors to rear aspect, two skylights in the rear extension, a mixture of eye level and low level storage cupboards with wood effect surface, island with further storage and wood effect surface, 5 ring gas hob over oven, stainless steel extractor over, composite 1 and 1/2 sink with drainer and swan neck mixer tap over, built in dishwasher, space for fridge freezer, tiled splash back, wood effect hard flooring, chimney breast with electric fire, radiators.

WC

uPVC double glazed window to side aspect, low level toilet with push button flush, hand wash basin with stainless steel taps over, radiator, Worcester Combi boiler in storage cupboard.

First Floor Landing

uPVC double glazed window to side aspect, doors to all first floor rooms, loft access.

Bedroom 1

uPVC double glazed bay window to front aspect, wardrobe, radiator.

Bedroom 2

uPVC double glazed window to rear aspect, radiator.

Bathroom

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

Bedroom 3

uPVC double glazed window to front aspect, radiator.

Garage/Gym Room

Garage converted to fantastic gymnasium, down lighters and uPVC double glazed door to side aspect.

Gardens

To the front of the property there is a parking space and a shared driveway. Gated side access to rear garden, the garden is mainly laid to lawn with a raised patio area offering comfortable space for seating and a BBQ. The rear garden is boarded by high hedges offering privacy, a garden shed will also be included and situated behind is a large area that could be used as a vegetable patch.

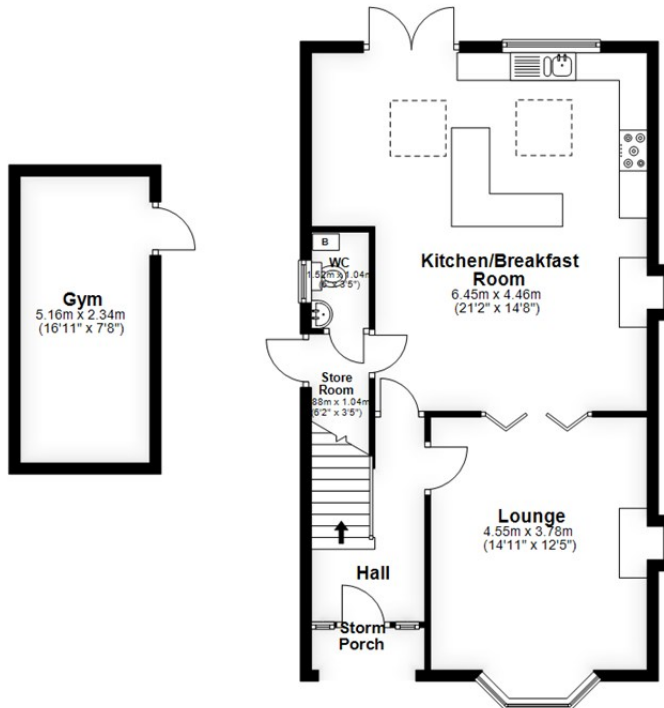
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- Extended property
 - 3 bedroom - end of terrace
 - Downstairs W/C
 - Off street parking
 - Spacious kitchen/diner
 - Gymnasium
 - Cul-de-sac location
 - Presented in fantastic condition



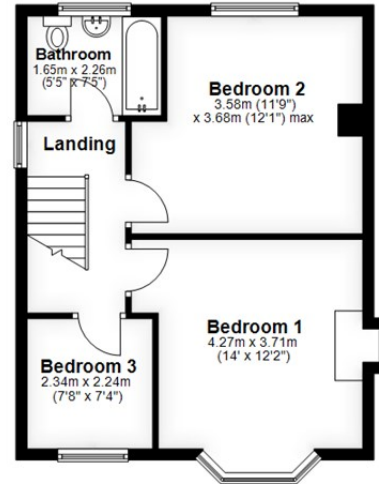
GUIDE PRICE £370,000



Ground Floor
Approx. 73.0 sq. metres (785.8 sq. feet)



First Floor
Approx. 46.0 sq. metres (494.9 sq. feet)



Total area: approx. 119.0 sq. metres (1280.7 sq. feet)

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