



125A Shirehampton Road, Sea Mills, BS9 2EA

£250,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



## 125A Shirehampton Road, Sea Mills, BS9 2EA

Welcome to this charming 3-bedroom first-floor flat located on Shirehampton Road in the delightful area of Sea Mills, Bristol. This purpose-built property boasts a spacious reception room, perfect for entertaining guests or relaxing with your loved ones.

With its 3 cosy bedrooms and its own private entrance, this flat offers ample space for a growing family or those in need of a home office. The bathroom provides convenience and comfort, ensuring your daily routines are met with ease. The added bonus of parking makes coming home a breeze, with no need to worry about finding a space after a long day.

With no onward chain, this flat is ready and waiting for its new owners to make it their own. Don't miss out on the opportunity to own a piece of this vibrant community in Sea Mills. Book a viewing today and envision the endless possibilities this property has to offer.

Situated in the heart of Seamills square, this property enjoys a great central location, providing easy access to local amenities, shops, and transport links.

The Square was part of the land donated by Squire Miles, this was to develop the garden suburb movement of the period, the Square was intended for war veterans to use and is now a vibrant area with shops, cafés, general stores, a doctors surgery, a children's play park and access to all transport links via the bus stops directly outside or the train station which is within walking distance and The portway Park and Ride which takes you directly into Bristol City Centre.

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

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: TBC

Services: Mains Water, Drainage and Electric.

- No Onward Chain
- 3 Bedroom First Floor Flat
- Own Private Entrance
- Overlooking seamills Square
- Great Investment
- Parking and Front Garden
- Great Transport Links
- Close to Seamills Train Station

### Entrance Hallway

Entrance via Composite security door into lobby, stairs rising to first floor.

### First Floor Landing

access to loft space

### Kitchen

10'11" x 7'4"  
uPVC double glazed window to rear aspect, fitted with a range of wall and base units with roll top work surfaces. Gas hob, electric double oven, sink with mixer tap over.

### Bedroom

12'9" x 10'5"  
uPVC double glazed bay window to front, radiator

### Bedroom

10'11" x 17'7"  
uPVC double glazed window to rear aspect, radiator

### Bathroom

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

### Bedroom

10'1" x 8'11"  
uPVC double glazed window to front aspect, radiator

### Living Room

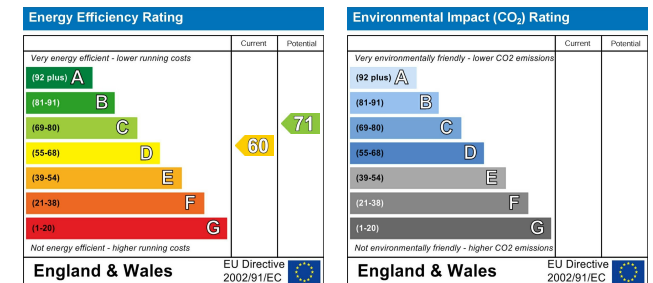
10'11" x 13'7"  
uPVC double glazed window to rear aspect, radiator

### Garden

There is a small garden to the front with side border plants and shrubs.

### Parking

There is parking to the front

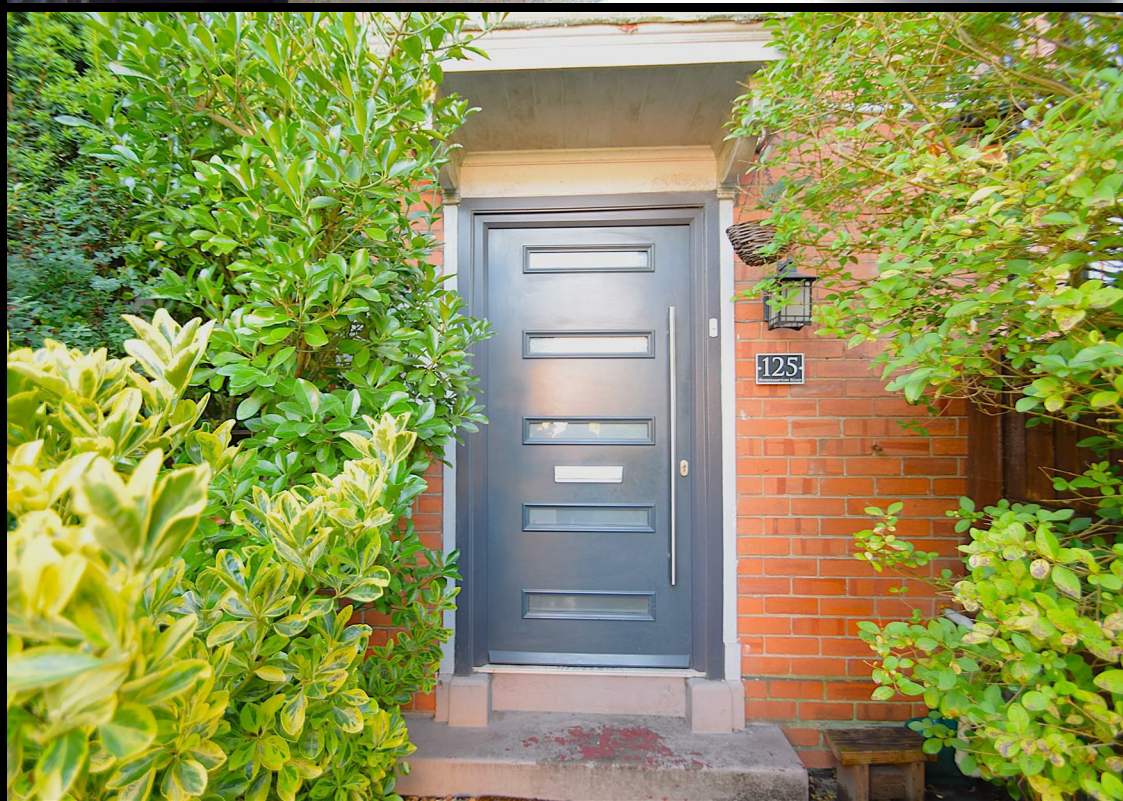


### Bristol

9 High Street, Shirehampton  
Bristol BS11 0DT  
01172 130333

[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)

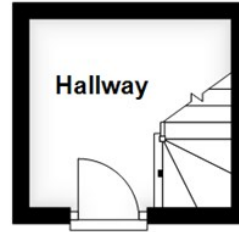






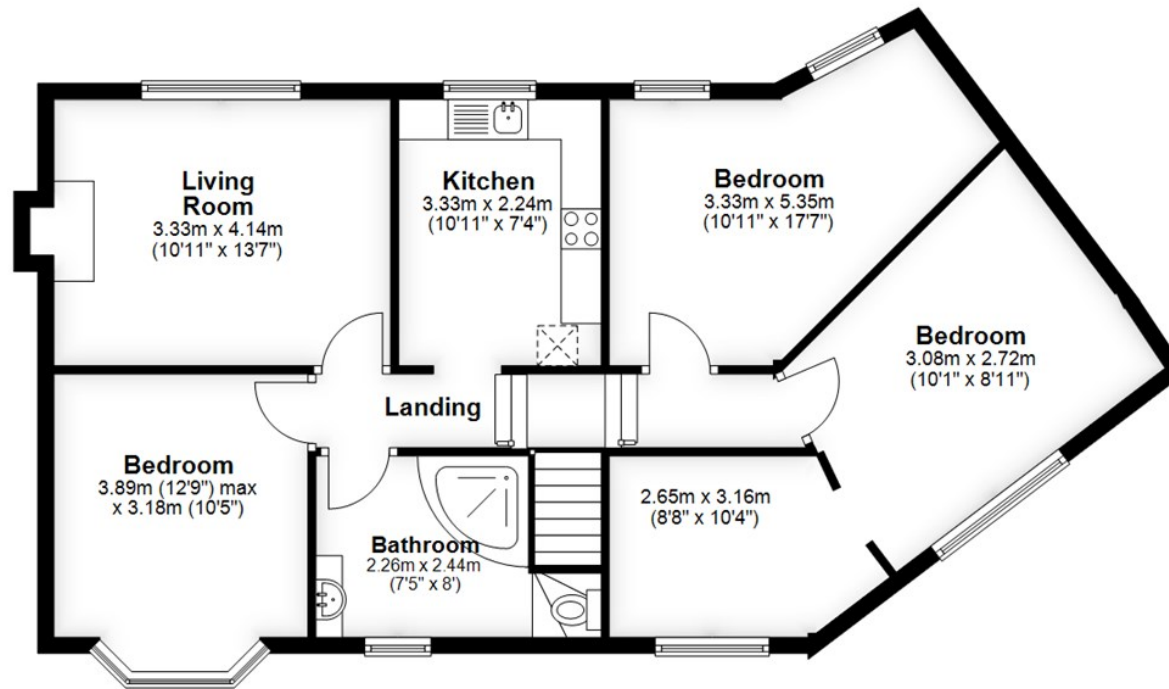
### Ground Floor

Approx. 6.0 sq. metres (64.3 sq. feet)



### First Floor

Approx. 81.2 sq. metres (874.4 sq. feet)



Total area: approx. 87.2 sq. metres (938.7 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.