



51 Springfield Avenue, Shirehampton, BS11 9TG  
£375,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



51 Springfield Avenue, Shirehampton, BS11 9TG

Located on Springfield Avenue in Shirehampton is this delightful semi-detached house which offers a perfect blend of space, comfort, and investment potential. Built in 1935, the property boasts an impressive 1,711 square feet of living space, making it an ideal family home or a lucrative opportunity for investors.

The house features three well-proportioned reception rooms, providing ample space for relaxation and entertaining. The four bedrooms are generously sized, ensuring that everyone has their own sanctuary. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

One of the standout features of this property is the granny annexe, which offers versatility for extended family living or the potential for rental income. The south-facing gardens are a true highlight, allowing for plenty of natural light and creating a lovely outdoor space for gardening, play, or simply enjoying the sunshine.

Additionally, the property benefits from parking, a valuable asset in this desirable area. With no onward chain, this home is ready for you to move in and make it your own without delay. Whether you are looking for a family residence or a smart investment, this property on Springfield Avenue is not to be missed. The property is also opposite the park and within walking distance to the local schools.

The property is conveniently located for the Park and ride (500m), train station (500m), the nearby village shops, cafes, pubs and health centre and all motorway links.

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 Water, Drainage, gas and Electric.

- No Onward Chain
- Three Good Size Reception Rooms
- South Facing Gardens
- Close to all Amenities
- Three Bedroom Semi
- Great Investment Potential
- Parking for Several Vehicles
- Close to all Motorway Links

Porch

Entrance via uPVC door and uPVC window to side aspct, door leading into lounge, stairs rising to first floor.

Living Room

16'4" x 12'0"  
Window to front aspect, opening into dining room, radiator, feature fireplace. Door leading to lobby, WC and kitchen.

Dining Room

8'10" x 19'3"  
Two uPVC double glazed patio doors to rear aspect, Radiator

WC

low level wc, pedestal hand basin.

Kitchen

16'4" x 8'11"  
uPVC double glazed windows to rear and front aspect. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over. Gas cooker, plumbing for washing machine. Combi-Boiler

First Floor Landing

Access to loft space, doors leading to all rooms.

Bedroom 1

16'5" x 9'1"  
Window to rear aspect radiator

Bedroom 2

8'4" x 12'2"  
Two windows to front aspect, radiator

Bathroom

4'7" x 8'1"  
Window to rear aspect, shower enclosure, low level wc, pedestal sink

Bedroom 3

8'0" x 8'6"  
Window to rear aspect, radiator

Rear Garden

The rear garden is south facing and is enclosed by a boundary wall. There is a good size summer house with a lawn and patio area with border plants and shrubs.

Annexe

Living Space

23'8" x 14'1"  
Window to rear and front aspect. Storage cupboard, kitchen area incorporating a range of wall and base units with roll top work surfaces. Electric cooker, stainless steel sink with mixer tap over, plumbing for washing machine, patio doors leading to a small courtyard garden.

Bedroom 4

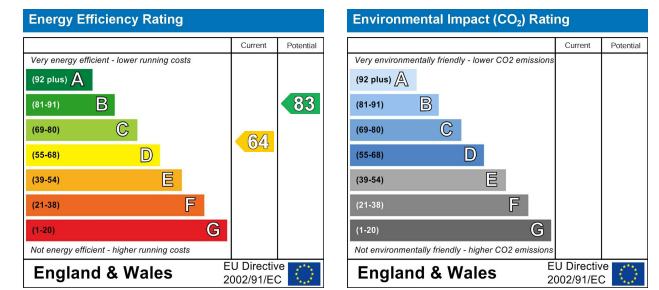
10'10" x 9'9"  
Window to front aspect, door leading to en-suite.

En-suite

8'2" x 5'2"  
Window to rear aspect, shower fittings, low level wc, pedestal hand basin.

Annexe Garden Space

There is a small courtyard garden to the rear.



Bristol

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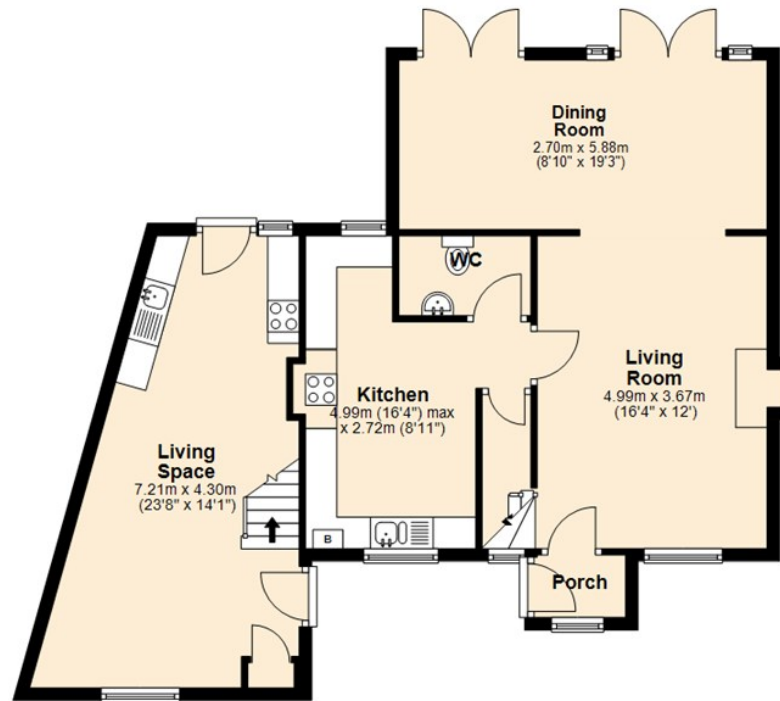






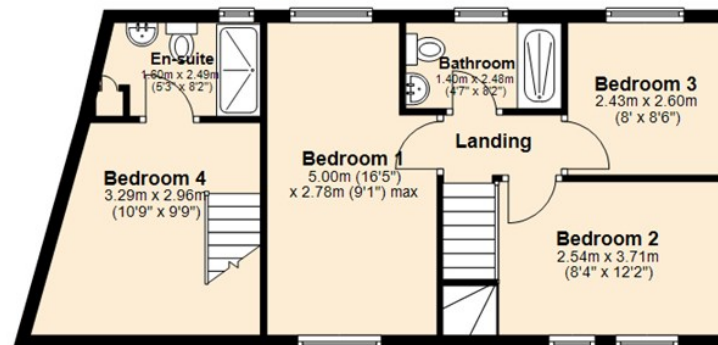
### Ground Floor

Approx. 77.5 sq. metres (833.7 sq. feet)



### First Floor

Approx. 56.4 sq. metres (607.6 sq. feet)



Total area: approx. 133.9 sq. metres (1441.3 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.