



16 Nibley Road, Shirehampton, BS11 9XR
£372,500

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

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Nestled in the charming area of Shirehampton, this beautifully presented end of terrace house on Nibley Road offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

The property boasts a modern shower room, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this home is its fantastic riverside location, which not only enhances the aesthetic appeal but also offers a serene environment for leisurely walks and outdoor activities. Parking is a breeze with space for 2 vehicles, complemented by a garage that adds further convenience. The chain is complete, allowing for a smooth transition into your new home without unnecessary delays.

Situated in a great location, this property is an excellent choice for those who value accessibility alongside a peaceful residential setting. This end of terrace house is a rare find, combining modern living with a picturesque backdrop, and is ready to welcome its new owners.

Nibley Road is situated around 5 miles to the north-west of Bristol City Centre, within walking distance of Shirehamptons railway station and the Portway Park and Ride, while the M5 motorway is just a few minutes drive away taking you to Cribbs Causeway in 10 minutes. A rank of convenience shops is just along the road and there are plenty more local public amenities including restaurants, cafes and pubs, as well as local schools on hand in nearby Shirehampton Village.

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

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: C

- Onward Chain Complete
- Beautiful Riverside Location
- Close to all Transport Links
- Extended Kitchen overlooking the River
- 3 Bedroom End of Terraced House
- 3 Reception Rooms
- South Facing Rear Garden
- Parking and a Detached Garage

Porch

uPVC door and window into porch, wooden door into hallway

Hallway

Stairs rising to first floor, understairs cupboard housing Combi-Boiler

Office

7'4" x 7'4"
uPVC double glazed window to side aspect, radiator

Dining Room

11'5" x 10'0"
French doors and matching side windows lead into the lounge, opening to kitchen, radiator, fireplace, solid wooden flooring

Kitchen/Breakfast Room

7'7" x 16'9"
Two windows to rear aspect with views overlooking the river, uPVC door to side aspect. Fitted with a range of high gloss wall and base units with wooden work tops. Integrated washing machine and tumble dryer, electric double oven. Ceramic hob with cooker hood over. One and a half bowl sink with mixer tap over, breakfast bar, solid wooden flooring

Living Room

12'9" x 11'5"
uPVC double glazed Bay window to front aspect, electric fetaure fire, radiator

First Floor Landing

uPVC double glazed window to side aspect, access to loft space

Bedroom 1

11'5" x 11'5"
uPVC double glazed window to rear aspect, radiator, fitted wardrobes and dressing table

Shower Room

uPVC double glazed window to rear aspect, Corner shower cubicle, pedestal sink, low level wc, heated chrome towel rail.

Bedroom 2

11'5" x 9'4"
uPVC double glazed window to front aspect, Storage cupboard, radiator

Bedroom 3

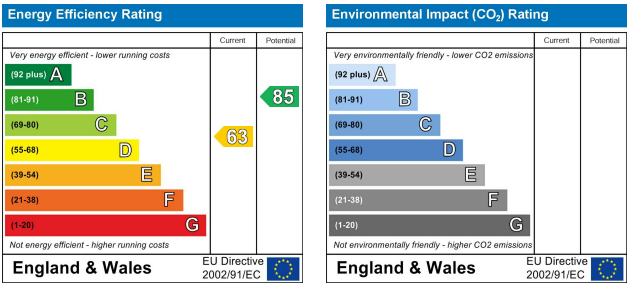
8'4" x 7'9"
uPVC double glazed window to front aspect, radiator

Gardens

The property benefits from a south-facing rear garden. This is low maintenance space with a patio and astroturf and due to the orientation, offers sunshine for most of the day. A wooden gate will lead you to the the fields behind and lovely Riverside walks along the banks of the River Avon or across to the Riverside public house "The Lamplighters". There is also a garage to the rear which is accessed either via a side/rear lane or the back garden.

Parking and Garage

There is parking to the front for 2 vehicles and a detached garage to the rear.



Bristol

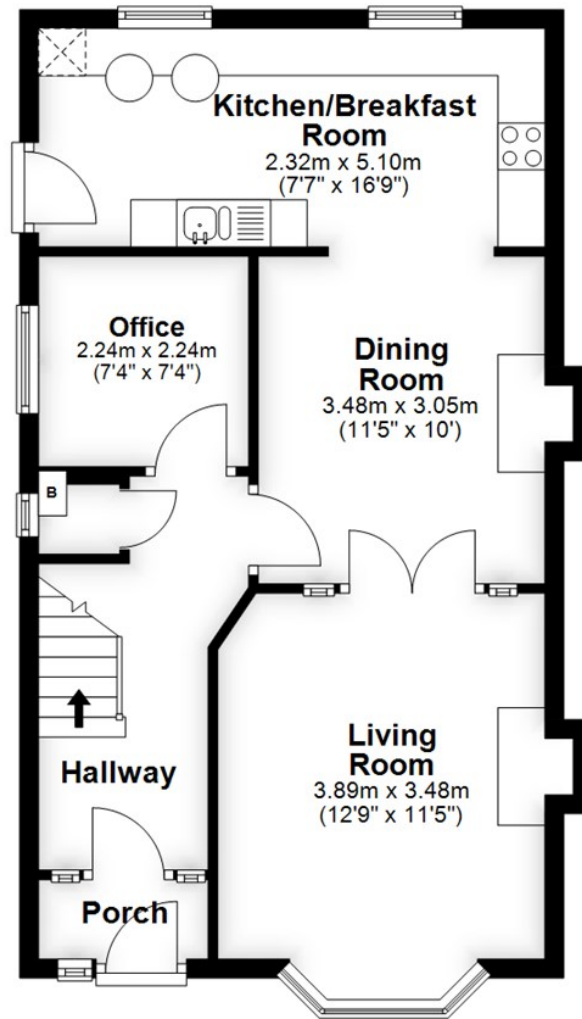
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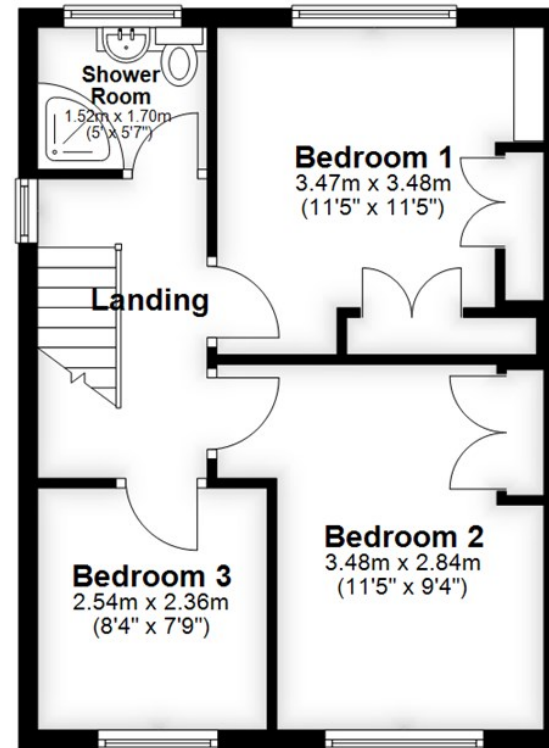
Ground Floor

Approx. 52.8 sq. metres (568.5 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



Total area: approx. 92.3 sq. metres (993.3 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.