



68 Nibley Road, Shirehampton, BS11 9XW

£340,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



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Located on the very popular Nibley Road, this immaculately presented mid-terrace house offers a delightful living experience. With its enviable position and a sunny south facing garden overlooking the PBA playing fields with the River Avon just beyond.

The property boasts a well-designed layout, featuring a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The open-plan design seamlessly connects the living area to the dining, utility and kitchen space, making it perfect for entertaining guests or enjoying family time.

This lovely home also comprises two generously sized double bedrooms, providing ample space for relaxation and rest. The four-piece bathroom is a standout feature, offering style and functionality, ensuring that your daily routines are a pleasure.

Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to own a beautiful home in a desirable location. With its modern finishes and thoughtful design, it is ready for you to move in and make it your own. Don't miss the chance to experience the charm of Nibley Road and all that this wonderful house has to offer.

Nibley Road is situated around six miles to the north-west of Bristol City Centre, within walking distance of Shirehampton railway station and the Portway Park and Ride, while the M5 motorway is a few minutes drive away. 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.

A rare opportunity to acquire a great family home in this popular area. Please book your viewing today, either Call, Click or Come in and visit our experienced sales team- 0117 2130333/shire@goodmanlilley.co.uk.

Tenure: Freehold

Local Authority: Bristol City Council Tel: 0117 922 2000

Council Tax Band: B

Services: Mains Gas, Water, Electric and Drainage

- No Onward Chain
- 2 Double Bedrooms
- Beautifully Presented Throughout
- 4 Piece Bathroom
- Riverside Location
- Utility Room
- South Facing Gardens
- Open Plan Living Area

Location

Located on an extremely popular road in close proximity to the Park and Ride, train station, Lamp Lighters Public House, PBA, River Avon and the picturesque riverside walks.

Entrance Hall

Entrance via uPVC door into hallway, stairs rising to first floor.

Living Room

14'0" x 11'0"  
uPVC double glazed bay window to front aspect, double storage space, fireplace, understairs storage cupboard which could be used as a computer room, opening into kitchen.

Kitchen/Utility Room

11'6" x 16'11"  
Two uPVC double glazed windows to rear aspect, uPVC door leading into the rear garden. Fitted with a range of high gloss base and wall units, stainless steel sink with mixer tap over. Integrated appliances to include, dish washer, ceramic hob and oven, micro wave/combination grill. A good size pantry. The utility area has a stainless steel sink with a pull out spray tap, fitted washing machine and tumble dryer, fridge freezer, heated chrome towel rail.

Landing

Access to loft space with pull down ladder, the loft is boarded.

Bedroom 1

11'6" x 14'6"  
uPVC double glazed bay window to front aspect, fitted wardrobes, radiator.

Bathroom

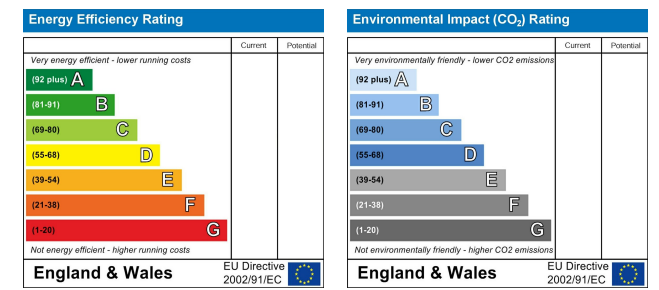
8'2" x 8'0"  
uPVC double glazed window to rear aspect, 4 piece bathroom comprising of a double shower with a rainfall shower and hand held shower over. Panel bath, low level wc, fitted sink with chrome taps over. Heated chrome towel rail.

Bedroom 2

11'2" x 8'5"  
uPVC double glazed window to rear aspect, radiator.

Gardens

There are gardens to the front and rear. The rear is south facing with beautiful views over the fields of the PBA and River Avon. There is a raised decking area that has power and water with steps down to a lawned area with border plants and shrubs, a good size shed with power and lighting. There is also a seperate seating area and vegetable patch. There is a gate with access to the rear lane. The front has a low wall and there is potential for parking.



Bristol  
9 High Street, Shirehampton  
Bristol BS11 0DT  
01172 130333  
[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)

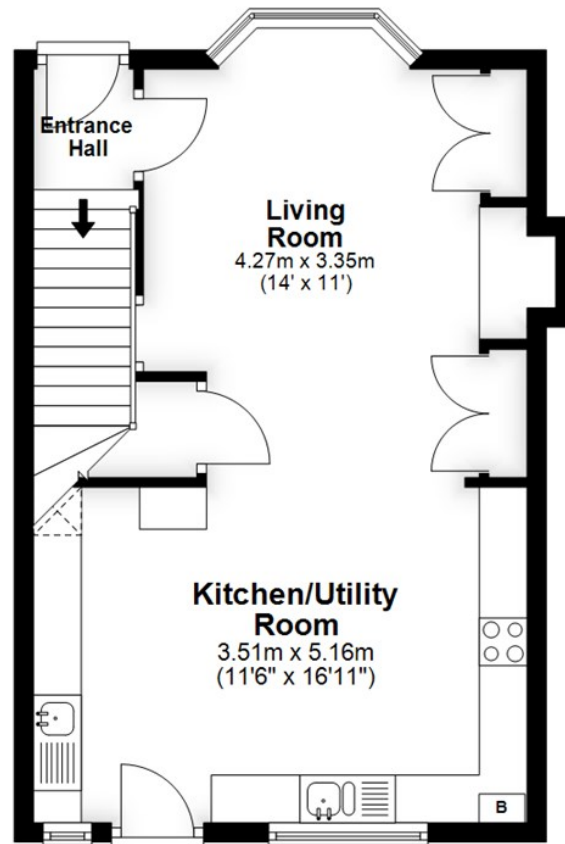






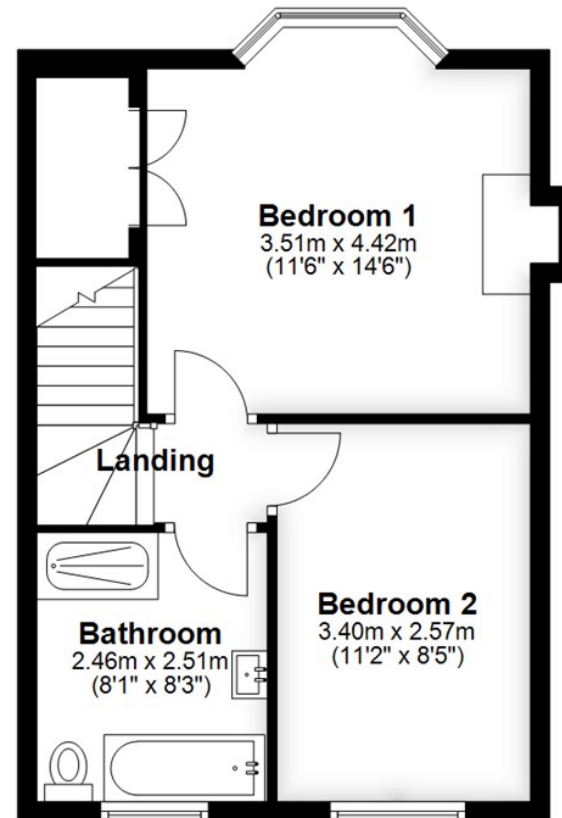
## Ground Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



## First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



Total area: approx. 78.0 sq. metres (839.7 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.