



80 Station Road, Shirehampton, BS11 9XA
£350,000

GOODMAN
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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

80 Station Road, Shirehampton, BS11 9XA

Nestled in the charming area of Shirehampton, this delightful mid-terraced house on Station Road offers a wonderful opportunity for those seeking a project to make their own. The property has been in the same family for many years.

The location is particularly appealing, providing easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. While the house does require some updating, this presents a fantastic chance for buyers to personalise the space to their taste and style.

One of the standout features of this property is the presence of two reception rooms, a sun room, gardens and a garage, offering valuable outdoor space and additional storage options. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

In summary, this mid-terraced house on Station Road is a promising prospect for anyone looking to invest in a property with potential. With its great location, ample space, and the opportunity to create a home tailored to your preferences, this is a chance not to be missed.

Located on Shirehamptons most sought after road, Station road which is named due to the train station (100 yards away) is a favourite due to its proximity to the train station, the Portway park and ride, Lamplighters bar and restaurant, yellow brick road and the riverside walks alongside the River Avon and the nearby village shops, schools and health centre while the M5 motorway is just a few minutes drive away taking you to Cribbs Causeway in 10 minutes.

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: C

Services: Mains Gas, Water, Drainage and Electric.

- No Onward Chain
- Station Road
- Near the Riverbanks
- 3 Bedroom Mid Terraced House
- Close to all Transport Links
- Gardens and Garage

Location

Station 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 a few minutes drive away taking you to Cribbs Causeway in 10 minutes. There are plenty more local public amenities including restaurants, cafes and pubs, as well as local schools on hand in Shirehampton Village.

Porch

uPVC doors into porch, door into hallway,

Entrance Hall

Stairs rising to first floor

Living Room

14'3" x 12'9"
Box bay window to front aspect, feature stone fireplace

Dining Room

11'11" x 11'3"
Stone fireplace, radiator, sliding doors leading into the sun room.

Kitchen

17'4" x 7'4"
Window and door to rear and side aspect. Fitted with a range of wall and base units with roll top work surfaces, ceramic hob and electric oven with extractor over. Stainless steel sink with mixer tap over, Plumbing for washing machine.

Sun Room

uPVC double glaed patio doors and window leading into the rear garden, skylight, door into wc.

First Floor Landing

Access to loft space.

Bedroom

11'10" x 9'9"
uPVC double glazed window to rear aspect, radiator

Bedroom

14'8" x 11'3"
Box window to front aspect, cupboard, radiator

Bathroom

uPVC double glazed window to rear aspect, panel bath with shower over, pedestal sink, low level wc,

Bedroom 3

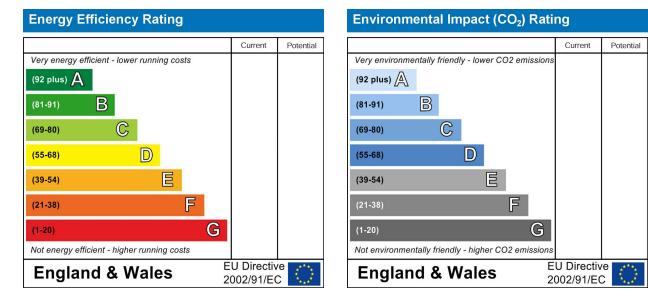
8'10" x 7'5"
Window to front aspect, radiator

Gardens

The gardens to the rear are mainly laid to patio,

Garage

There is a detached garage to the rear, accessed via the lane or through the courtesy door in the rear garden.



Bristol

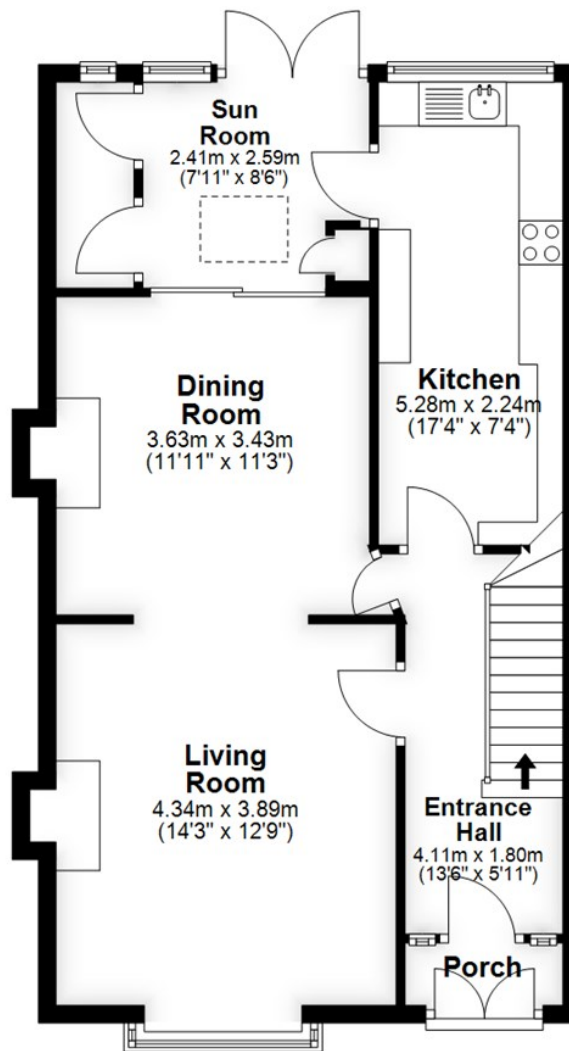
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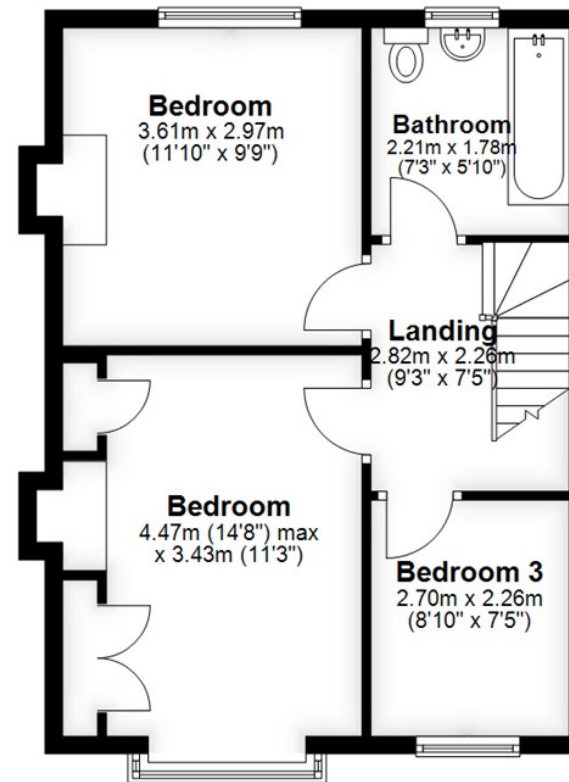
Ground Floor

Approx. 62.1 sq. metres (668.0 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



Total area: approx. 106.4 sq. metres (1144.9 sq. feet)



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