



16 CHARBURY WALK,
SHIREHAMPTON, BS11 9UU

GOODMAN
& LILLEY



NESTLED IN THE SOUGHT-AFTER COTSWOLD ESTATE OF SHIREHAMPTON, BRISTOL, THIS CHARMING END-OF-TERRACE HOUSE PRESENTS AN EXCELLENT OPPORTUNITY FOR THOSE SEEKING A COMFORTABLE FAMILY HOME. WITH NO ONWARD CHAIN, THIS PROPERTY IS READY FOR IMMEDIATE PURCHASE, MAKING IT AN IDEAL CHOICE FOR FIRST-TIME BUYERS OR THOSE LOOKING TO RELOCATE.

Porch

Windows to front aspect.

Hall

Doors leading to ground floor rooms, stairs leading to first floor, under stairs storage, radiator.

Lounge

uPVC double glazed window to front aspect, sliding double glazed doors to rear aspect, electric fire place.

Kitchen

uPVC double glazed window and door to rear aspect, a mixture of eye level and ground level storage cupboards with work surfaces over, one and half stainless steel sink with swan neck mixer tap and drainer, electric hob over oven and stainless steel extractor above, space for washing machine, fridge and dishwasher.

Wet Room

uPVC double glazed window to side aspect, fully tiled wet room with shower, hand wash basin and low level toilet with push button flush, electric heater.

Conservatory

uPVC double glazed windows to side and rear aspects, double doors leading to garden.

Bedroom 1

uPVC double glazed window to rear aspect, radiator.

Bedroom 2

uPVC double glazed window to front aspect, storage cupboard, radiator.

Bedroom 3

uPVC double glazed window to rear aspect, radiator.

Bathroom

uPVC double glazed window to front aspect, panel bath with electric shower over, low level toilet with push button flush, fully tiled, hand wash basin with mixer tap over.

Garden

There are gardens to the front and rear, the rear garden is low maintenance and offers gated side access.

- No onward chain
- Popular Cotswold estate location
- Downstairs wet room
- Village location

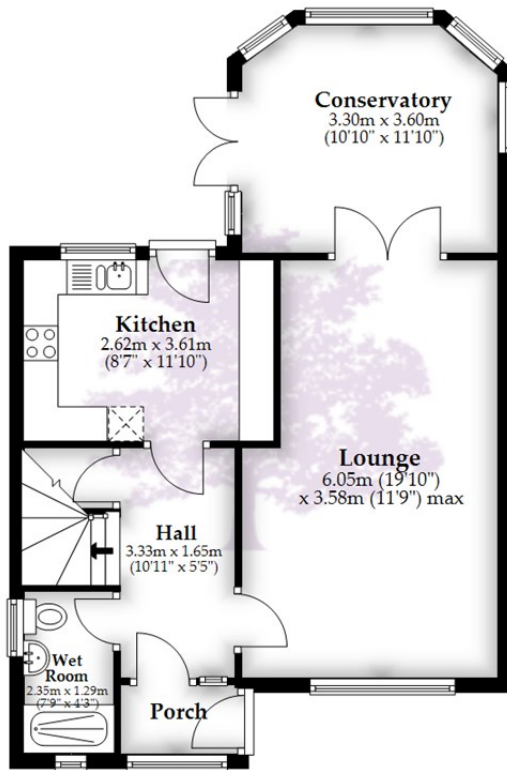
- 3 bedrooms
- Conservatory
- Pleasant views
- Presented in good condition



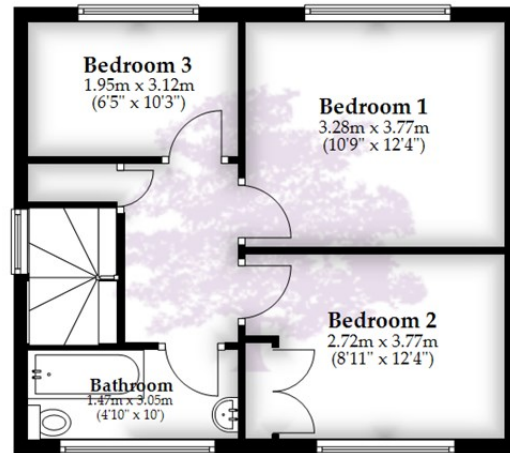
£290,000



Ground Floor



First Floor



Total area: approx. 103.3 sq. metres (1112.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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