



33 Merrimans Road, Shirehampton, BS11 0AG

£265,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

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Located in the charming cul-de-sac of Merrimans Road, Shirehampton, this delightful double bayed terraced house offers a wonderful opportunity for those looking to create their dream home. Built between 1950 and 1959, this property has been cherished by the same family for many years, reflecting a sense of warmth and history.

The house features two spacious reception rooms, perfect for entertaining guests or enjoying family time. With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire a home office or guest room. While the property does require some updating, this presents a fantastic chance for buyers to personalise the space to their taste and style.

Conveniently located, the property is just a short stroll away from local shops and schools, making it an ideal choice for families and professionals alike. The peaceful surroundings of the cul-de-sac provide a serene atmosphere, ensuring a perfect retreat from the hustle and bustle of everyday life.

With no onward chain, this property is ready for its new owners to make it their own. Whether you are a first-time buyer or looking to invest in a family home, this house on Merrimans Road is a promising prospect that should not be missed. Embrace the potential and envision the endless possibilities that await in this lovely Shirehampton residence.

The property is conveniently located for the Park and ride, train station, the nearby village shops, schools and health centre, all motorway links are close by too. 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: C
Services: Mains Water, Drainage, gas and Electric.

Porch
Entrance via porch, door leading into hallway

Hallway
Under stairs storage cupboard, stairs, radiator, stairs rising to first floor

Kitchen
11'7" x 9'0"
Double glazed window to rear aspect, uPVC double glazed door leading into the rear garden. Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, electric cooker, plumbing for washing machine, understairs cupboard, door leading into dining room.

Dining Room
11'7" x 9'10"
Double glazed window to rear aspect, radiator, gas fire, double glass doors leading into the lounge

Living Room
13'4" x 12'6"
Double glazed bay window to front aspect, radiator, fireplace

First Floor Landing
Access to loft space, doors leading to all rooms.

Bedroom 1
14'0" x 12'2"
Double glazed bay window to front aspect, radiator

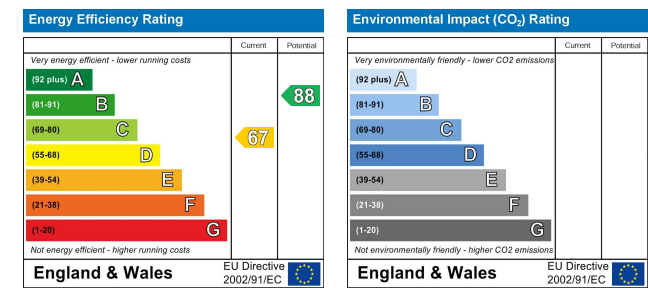
Bathroom
Double glazed window to rear aspect, panel bath

with shower over, pedestal sink, low level wc, radiator

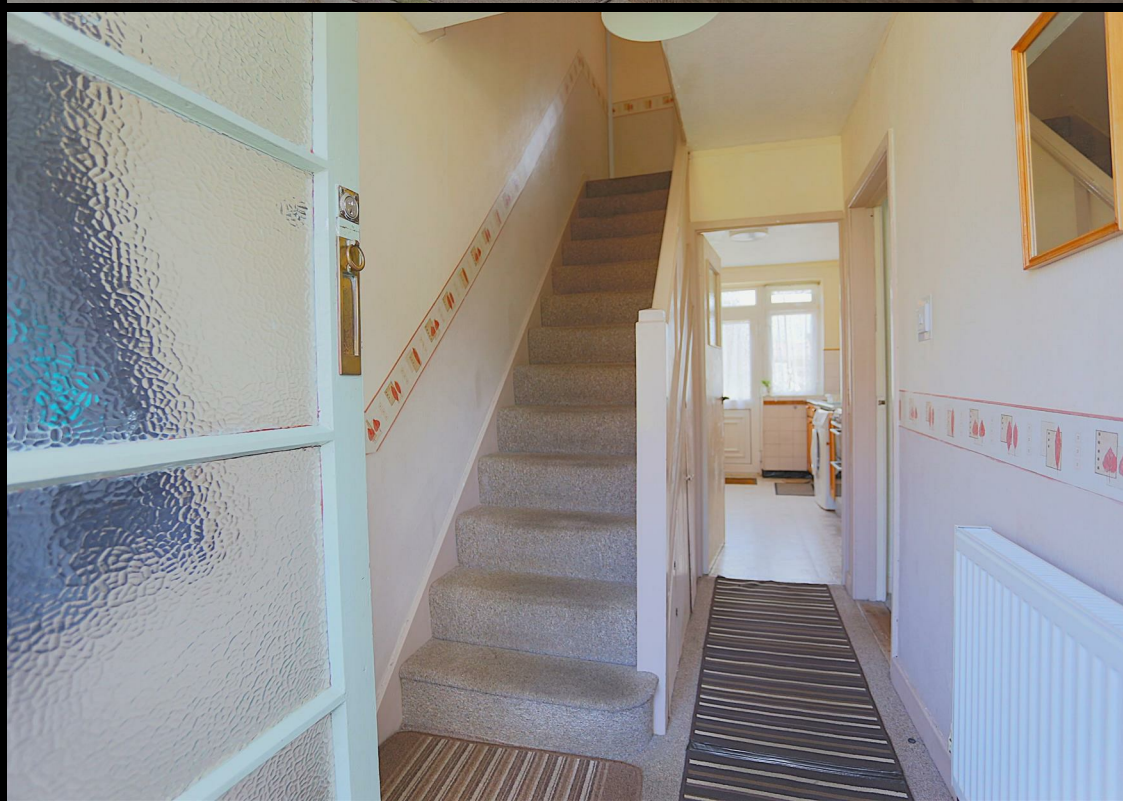
Bedroom 2
12'3" x 11'5"
Double glazed window to rear aspect, cupboard housing Combi-Boiler, radiator

Bedroom 3
7'10" x 7'6"
Double glazed window to front aspect, radiator

Gardens
There are gardens to the front and rear. The rear is easy to maintain with a patio, a greenhouse and shrubs and plants, there is also access to the rear via a gate.
The front has a lawned area with border plants surrounding.

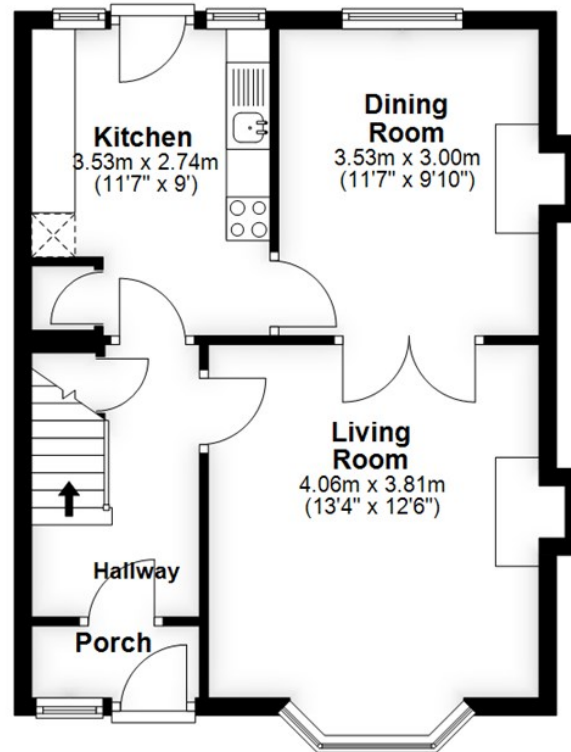


Bristol
9 High Street, Shirehampton
Bristol BS11 0DT
01172 130333
www.goodmanlilley.co.uk



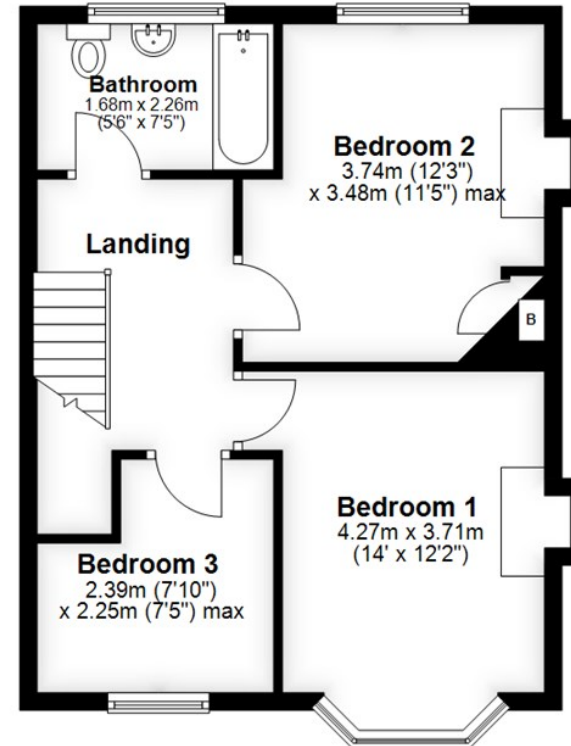
Ground Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.1 sq. feet)



Total area: approx. 92.7 sq. metres (998.0 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.