



52 Kings Weston Avenue, Shirehampton, BS11 0AL

£275,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

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Located on Kingsweston Avenue in Shirehampton, is this charming end-terrace house on Kings Weston Avenue presents an excellent opportunity for those looking to create their dream home. With two well-proportioned bedrooms, this property offers ample space for a small family or professionals seeking a comfortable living environment.

The house is situated in a good location, providing easy access to local amenities, schools, and transport links, making it an ideal choice for those who value convenience. The end-terrace design ensures added privacy and a sense of space, while the potential for updating allows you to personalise the home to your taste and style.

One of the notable features of this property is the availability of parking, a valuable asset in this area. A sunny garden that is perfect for gardening or simply basking in the sun during warmer months. With no onward chain, you can enjoy a smooth and straightforward buying process, allowing you to settle in without delay.

This property is a blank canvas, ready for your creative touch. Whether you are a first-time buyer or an investor looking for a project, this house offers the perfect foundation to build upon. Don't miss the chance to explore the potential of this end-terrace home in Shirehampton.

The location is particularly advantageous, with easy access to the M5/4 and Portway Park and Ride, facilitating seamless travel to Bristol and beyond. Public transport options are plentiful, with trains providing quick connections into the city and bus services available to Cribbs Causeway. There are good local primary schools nearby including Our Lady of the Rosary Catholic School.

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.co.uk

Tenure: Freehold
Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax B
Services: Mains Water, Electric and Gas

- No Onward Chain
- Large Bathroom
- Close to all Local Schools
- Parking to the Rear
- Two double Bedrooms
- Close to the Local Shops
- Sunny South Facing gardens
- Opposite Bus Stops

Entrance Hall
uPVC door leading into hallway, window to side aspect, understairs cupboard, stairs rising to first floor.

Living Room
11'5" x 9'11"
Window to front aspect, radiator

Dining Room
13'0" x 10'11"
Window to rear aspect, radiator, cupboard.

Kitchen
10'5" x 5'7"
Window to side aspect, door leading to lobby area. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over. Combi-Boiler, plumbing for washing machine.

Lobby
Door to WC and door leading into the garden.

WC
Window to rear aspect, low level wc
First Floor Landing
Window to side aspect, access to loft space.

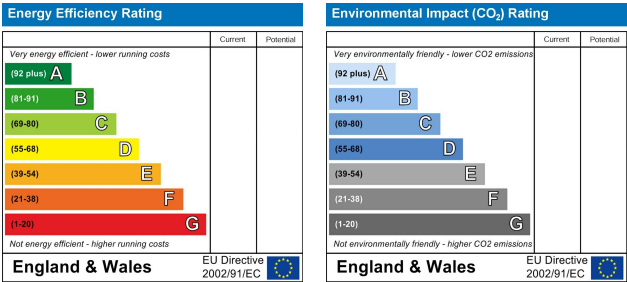
Bedroom 1
10'11" x 14'0"
Window to front aspect, radiator, overstairs cupboard.

Bathroom
10'0" x 6'3"
Window to rear aspect, P shaped bath with shower over, low level wc, pedestal sink, heated chrome towel rail.

Bedroom 2
12'11" x 9'4"
Window to rear aspect, good size cupboard, sliding doors wardrobe, radiator

Gardens
There are gardens to the front and rear. The rear has a good size patio area with mature plants and shrubs, with access to the rear parking.

Parking
There is parking to the rear of the property.

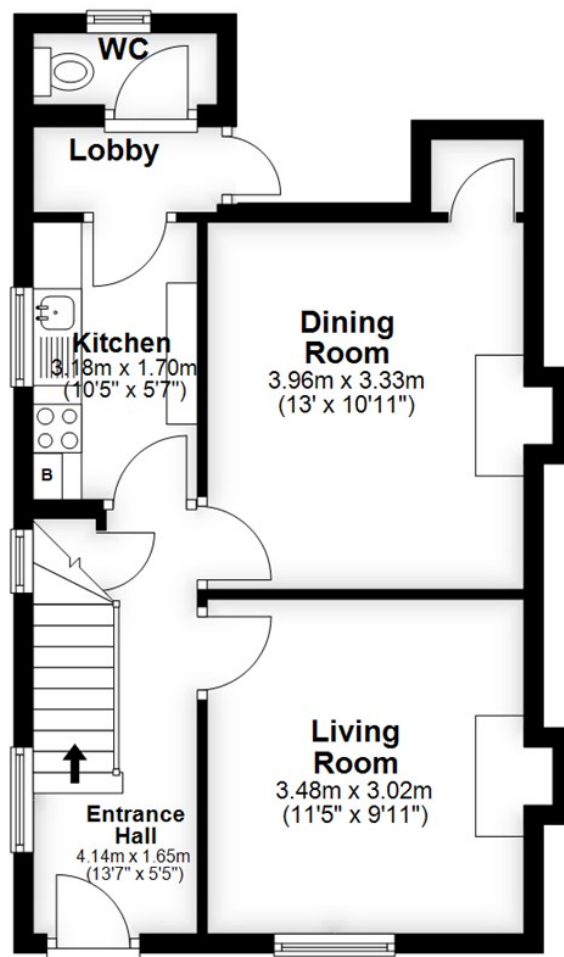


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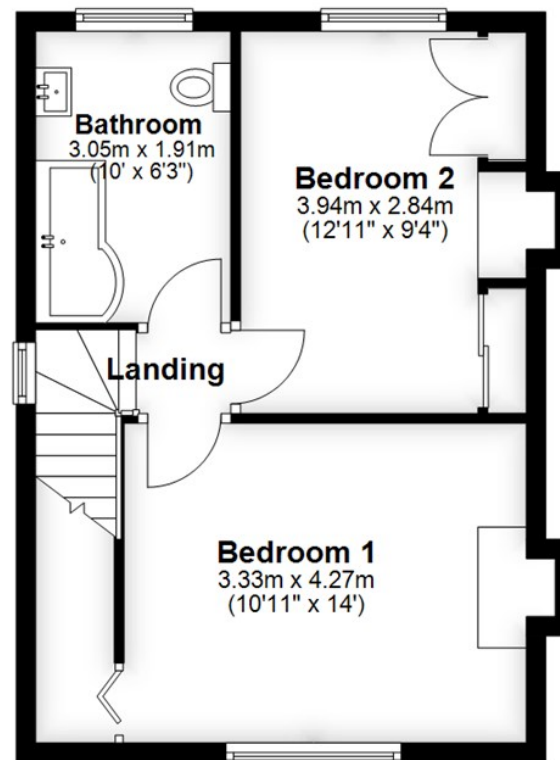
Ground Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



Total area: approx. 79.9 sq. metres (859.6 sq. feet)



PrimeLocation.com



rightmove.co.uk



The Property Ombudsman



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