



51 ST. BERNARDS ROAD,
SHIREHAMPTON, BS11 9UN

GOODMAN
& LILLEY



SET ON A QUIET RESIDENTIAL STREET IN EVER-POPULAR SHIREHAMPTON, THIS ATTRACTIVE RED-BRICK SEMI-DETACHED HOME OFFERS FLEXIBLE FAMILY LIVING ACROSS THREE FLOORS. INSIDE, YOU'LL FIND A BRIGHT AND WELCOMING LAYOUT, WITH TWO RECEPTION ROOMS, A WELL-FITTED KITCHEN, AND PRACTICAL PANTRY.

Kitchen

uPVC double glazed window and door to rear aspect, a mixture of eye level and low level storage units with roll top work surfaces over, raised oven, built in fridge and freezer, electric hob with extractor over, 1 & 1/2 sink with swan neck mixer tap over and drainer, space for dishwasher, door to pantry, under stairs storage.

Lounge

uPVC double glazed windows to front and side aspect, chimney breast, storage cupboard, radiator.

Dining Room

uPVC double glazed window to front and side aspect, chimney breast, radiator.

Study

uPVC double glazed window to front aspect, radiator.

Bedroom 1

Two uPVC double glazed skylights to rear aspect, radiator.

Shower Room

uPVC double glazed sky light to rear aspect, low level toilet, hand wash basin and shower, radiator.

Bedroom 2

uPVC double glazed window to front and side aspect, chimney breast, radiator.

Bedroom 3

uPVC double glazed window to front and side aspect, chimney breast, storage cupboards, radiator.

Bathroom

uPVC double glazed window to rear aspect, fully tiled bathroom with panel bath and shower over, low level toilet and handwash basin, heated towel rail.

Gardens

Gated access to double front gardens, path leading to front door and on to the rear garden. The rear garden is mainly laid to lawn with a patio area and boarded by shrubs.

- No onward chain
 - Three good-sized bedrooms, including a loft room with en suite and views over to Pill
 - Bright and versatile home office space (formerly the third bedroom)
 - Short walk to Shirehampton Village, local shops, and green space at King Weston House Estate
- Attractive red-brick semi-detached home with fantastic curb appeal
 - Private front garden with potential for off-street parking (subject to consent)
 - Spacious lounge and separate dining room
 - Excellent transport links via the Portway and nearby train station into Bristol

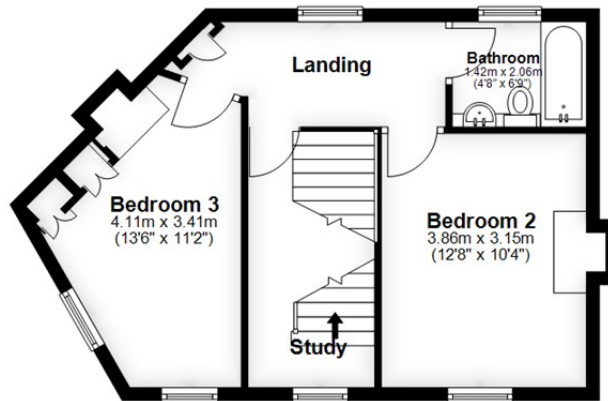


£390,000



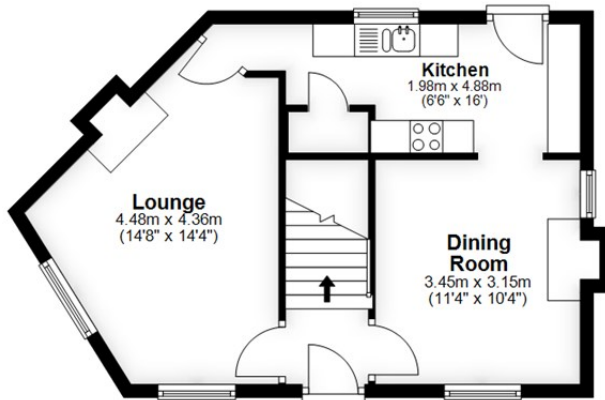
First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



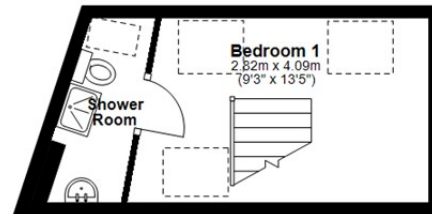
Ground Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



Second Floor

Approx. 15.9 sq. metres (170.9 sq. feet)



Total area: approx. 98.3 sq. metres (1057.6 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

[Zoopla.co.uk](https://www.zoopla.co.uk)

[rightmove](https://www.rightmove.co.uk)



[WWW.GOODMANLILLEY.CO.UK](https://www.GOODMANLILLEY.CO.UK)

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 & 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.