

11 STATION ROAD, Shirehampton, BS11 9TU

GOODMAN & LILLEY



For Sale – Mixed-Use Period Property with Exceptional Potential in Shirehampton's premier road, the ever popular Station Road.

Guide Price: £225,000. No Onward Chain

A rare opportunity to acquire a characterful period property situated on Shirehampton's premier road. Ideally located on Station Road (BS11 9TU), this substantial mixed-use building offers a versatile layout with exciting potential for redevelopment, subject to the necessary planning consents.

The ground floor features a spacious retail unit with a large cellar, offering ample storage or workspace. Above, a generously proportioned two-bedroom apartment provides light-filled accommodation with scope to modernise throughout. A private courtyard garden to the rear offers valuable outdoor space, and a spacious loft area presents further potential for conversion.

The property would suit a range of buyers – from investors and developers seeking to create two large self-contained flats, to owner-occupiers looking to transform it into a substantial family home. A fantastic opportunity to create something special in the heart of Shirehampton, close to the High Street, local amenities, and excellent transport links including Shirehampton Station.

Early viewing is highly recommended.

- · Period mixed-use property with huge potential
- Sizable two double bedroom apartment above with large loft with potential
- Excellent potential for conversion (subject to necessary planning consents)
- Premier Station Road in Shirehampton

- Spacious ground floor with shop front to Station Road with large cellar stoarge
- · Courtyard garden to rear
- In need of refurbishment ideal development opportunity
- · No onward chain



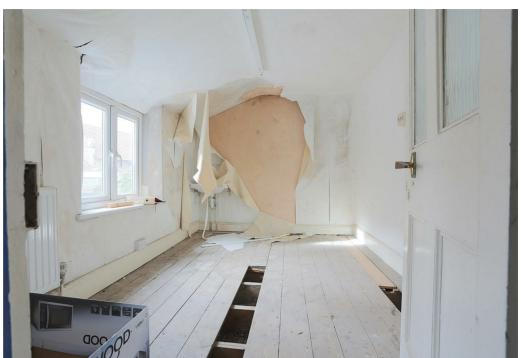














Ground Floor First Floor Storage 1.22m x 2.54m (4' x 8'4") Conservatory 5.13m x 2.54m (16'10" x 8'4") Utility/Wc 3.25m x 2.54m (10'8" x 8'4") Bathroom 3.79m x 2.46m (12'5" x 8'1") Basement Living Bedroom 2 Area 4.62m x 3.53m (15'2" x 11'7") 4.60m x 3.53m (15'1" x 11'7") Basement 9.07m x 5.18m (29'9" x 17') Shop 4.60m x 4.19m Bedroom 1 (15'1" x 13'9") 4.48m x 5.23m (14'8" x 17'2") Total area: approx. 176.8 sq. metres (1902.6 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,

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Plan produced using PlanUp.

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