



66 Nibley Road, Shirehampton, BS11 9XW
£375,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

66 Nibley Road, Shirehampton, BS11 9XW

Located in the sought-after area of Nibley Road, Shirehampton, this lovely mid-terrace house offers a delightful blend of comfort and convenience.

With four spacious bedrooms, this property is perfect for families or those seeking extra space. The two well-appointed reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

The house features two bathrooms, including a family bathroom and a separate shower room, ensuring that morning routines run smoothly for everyone. One of the standout features of this home is its stunning views overlooking the river and the picturesque countryside beyond.

The property backs onto the fields of the PBA, providing a pretty backdrop and a sense of tranquillity.

For those with vehicles, the property offers parking for two cars, a valuable asset in this popular location. The combination of spacious living areas, modern amenities, and beautiful surroundings makes this four-bedroom house a wonderful opportunity for anyone looking to settle in Shirehampton.

Whether you are drawn to the vibrant local community or the scenic views, this home is sure to impress.

Nibley Road is situated around six miles to the north-west of Bristol City Centre, within walking distance of Shirehampton railway station and the Portway Park and Ride, while the M5 motorway is a few minutes drive away. A rank of convenience shops is just along the road and there are plenty more local public amenities including restaurants, cafes and pubs, Shirehampton golf course as well as local schools in nearby Shirehampton Village.

A rare opportunity to acquire a great family home in this popular area.

Please book your viewing today, either Call, Click or Come in and visit our experienced sales team- 0117 2130333/shire@goodmanlilley.co.uk.

Tenure: Freehold

Local Authority: Bristol City Council Tel: 0117 922 2000

Council Tax Band: B

Services: Mains Gas, Water, Electric and Drainage

- 4 Bedroom Mid terraced House
- Backing onto River Avon
- Parking For 2 Cars
- Views Overlooking fields
- 2 Bathrooms
- Close to all Amenities

Entrance Hall

uPVC double glazed door into hallway, stairs rising to first floor.

Living Room

11'3" x 13'0"

uPVC double glazed bay window to front aspect, feature fireplace, opening into dining room

Dining Room

11'0" x 11'0"

Understairs cupboard, door leading into the bathroom, steps down into the kitchen

Bathroom

8'5 x 5'10

uPVC double glazed window to rear aspect, P shaped bath with rainfall shower over, sink and wc inset into unit.

Kitchen

7'8" x 9'9"

uPVC double glazed window to rear aspect, 2 skylight windows, uPVC double glazed door leading into the rear garden. Stainless steel sink with mixer tap over, plumbing for washing machine. Ceramic electric hob with stainless steel hood over, breakfast bar.

First Floor Landing

Doors to all rooms, stairs rising to 2nd floor.

Bedroom 2

11'1" x 11'1"

uPVC double glazed bay window to front aspect, radiator

Bedroom 3

11'2" x 8'6"

uPVC double glazed window to rear aspect, radiator

Bedroom 4

8'5" x 8'5"

uPVC double glazed window to rear aspect, radiator

2nd Floor Landing

Skylight window, doors to shower room and bedroom 1

Shower Room

6'1 x 6'1

uPVC double glazed window to rear aspect, corner shower cubicle, pedestal sink, low level wc, heated chrome towel rail

Bedroom 1

18'1" x 11'11"

uPVC double glazed window to rear aspect, skylight window to front, fitted sliding wardrobes, radiator, under eaves storage

Gardens

The gardens to the rear over look the fields of the PBA. There is a large decking area, steps onto a large astro turf area, gated access to the rear lane.

Parking

There is parking to the front for 2 cars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	87
England & Wales	EU Directive 2002/91/EC	72

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	
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Bristol

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