



86 Lower High Street, Bristol, BS11 0AW
Guide Price £315,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

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Located in a village location of Lower High Street, Shirehampton, this delightful end terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

The extended kitchen/diner is a standout feature, designed to be both functional and stylish. It offers a spacious area for cooking and dining, perfect for enjoying meals together with patio doors which open out onto the sunny garden. The property also benefits from off-street parking for one vehicle, ensuring that you have a secure and convenient place to park.

Living in this location means you are never far from essential amenities. The vibrant local community offers a variety of shops, cafes, and services, local schools are all within easy reach. Additionally, excellent transport links make commuting and exploring the wider area a breeze.

This property presents a fantastic opportunity for those looking to settle in a friendly village atmosphere while still enjoying the conveniences of city life. With its appealing features and prime location, this house is sure to attract interest. Don't miss the chance to make it your new home.

This property is on the lower slopes of Shirehampton, and is conveniently placed for easy access to M5/M4, local train links and bus routes, local shops are nearby as are the local schools which are all within walking distance.

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:B

Services: Mains Water, Drainage, gas and Electric.

- 3 Bed End of Terraced House
- Sunny Garden
- Parking to the rear
- Close to all Transport Links
- Extended Kitchen
- Double Glazing and Gas Heating
- Close to all Amenities
- Large Workshop/Man Cave

Area

Shirehampton's Lower High Street is a well-connected, popular residential area on Bristol's edge, known for its village feel with local shops, pubs, and green spaces like St. Mary's Park, offering a mix of older homes and modern developments, excellent transport links (A4 Portway, M5/M4 access, train station), and close proximity to amenities and employers like Avonmouth. Despite being in Bristol, it retains a village feel with independent shops, bus stops, and a community feel, known locally as "Shire". Excellent links via A4 Portway to Bristol City Centre, M5/M4 motorways, and Shirehampton Railway Station.

Porch

Entrance via composite door into porch, door leading to hallway

Entrance Hall

Stairs rising to first floor

Kitchen

12'2" x 8'11"

uPVC double glazed window to front aspect, fitted with a range of wall and base units with roll top work surfaces, central island breakfast bar with stainless steel gas hob and rising plug unit. Stainless steel one and a half bowl sink with mixer tap over, plumbing for washing machine and dish washer, electric oven.

Dining Room

11'10" x 9'10"

Window to rear aspect, door leading to rear garden, uPVC double glazed patio doors leading to front garden, large pantry with space for fridge freezer

Living Room

11'9" x 15'0"

Sliding patio doors leading to rear garden, radiator, fireplace with log burner.

First Floor Landing

Stairs leading to loft room

Bedroom 1

11'9" x 15'0"

Window to rear aspect, Combi-Boiler, radiator

Bedroom 2

12'0" x 8'10"

Window to front aspect, radiator

Bathroom

Window to front aspect, fitted with panel bath with shower over, pedestal sink, low level wc, heated towel rail

Loft Room

12'6" x 9'1"

Window to front aspect, storage for wardrobe

Gardens

There are gardens surrounding the property. The rear garden benefits from a large workshop, perfect for storage, hobbies or home projects. Private off-street parking is also available and can accommodate a large vehicle. The front gardens are sunny and laid to patio with access to the front.

Parking

There is parking to the rear of the property

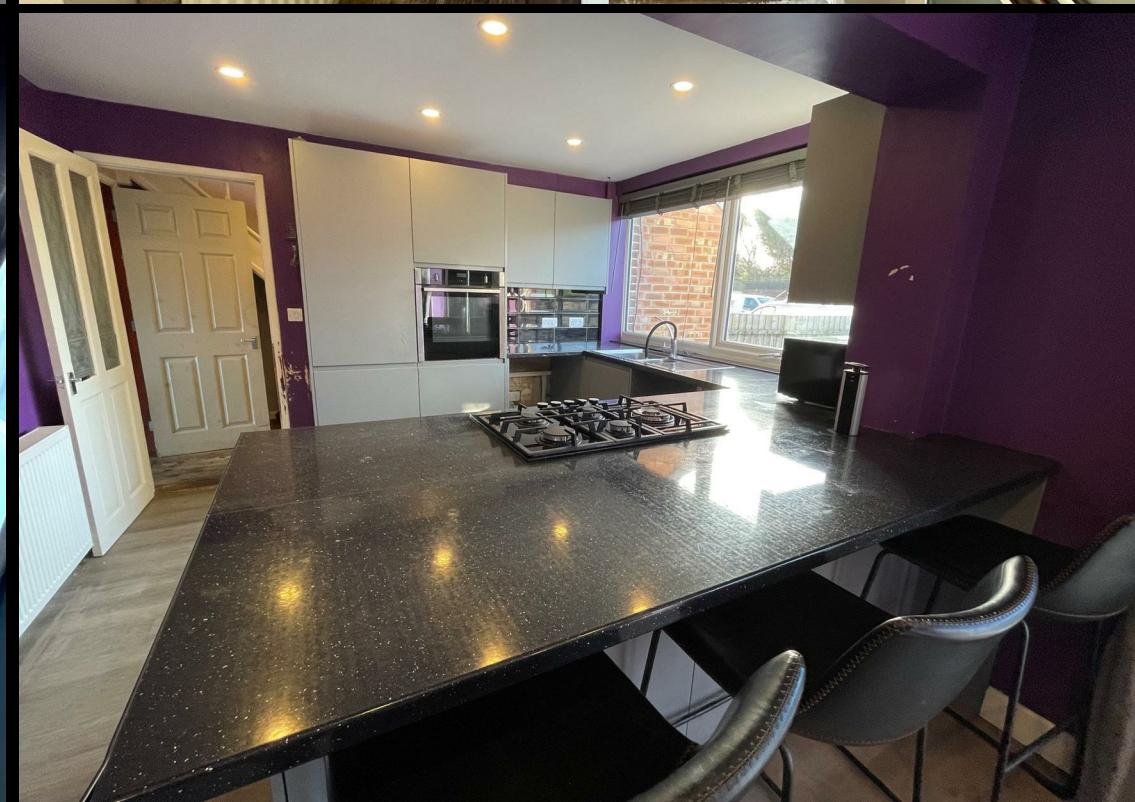
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
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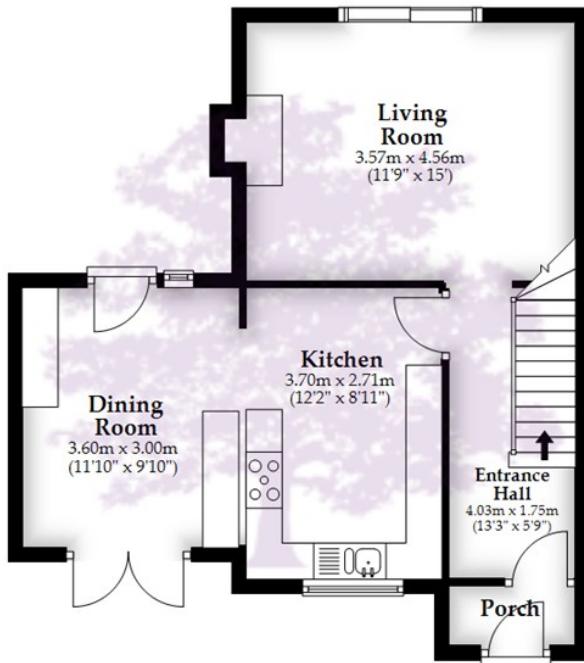
Bristol

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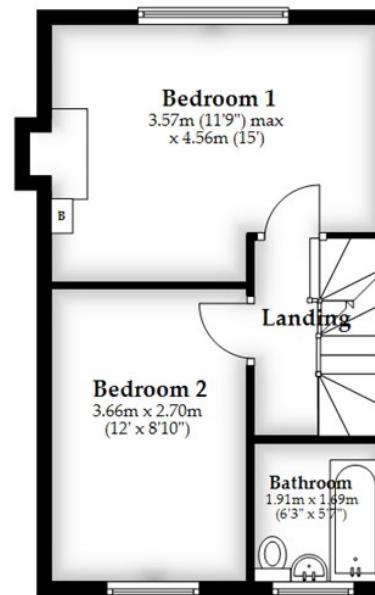
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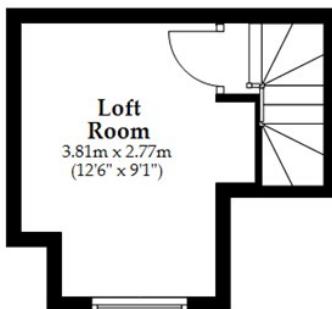
Ground Floor



First Floor



Second Floor



Total area: approx. 94.2 sq. metres (1014.2 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, omission or measurement.
Plan produced using PlanUp.