



228 Shirehampton Road, Bristol, BS9 2EH

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OFFERS INVITED BETWEEN £895,000 - £950,000. A beautifully presented and particularly light four double bedroom detached family home with open outlooks over Shirehampton golf course and beyond, with the added benefits of off street parking for a number of cars, a garage, a stunning open plan living kitchen dining room, two further reception rooms, a generous level garden to the rear, two ensuite bedrooms (the master also benefits from a walk in wardrobe), and a further sumptuous family bathroom. Offered for sale in superb condition this house offers any incoming purchaser with a turn key experience.



4



3



3



**Shirehampton Road,
Bristol BS9 2EH**
Approx. Gross Internal Area
2092.80 Sq.Ft - 194.40 Sq.M
(Total Area Includes Garage)

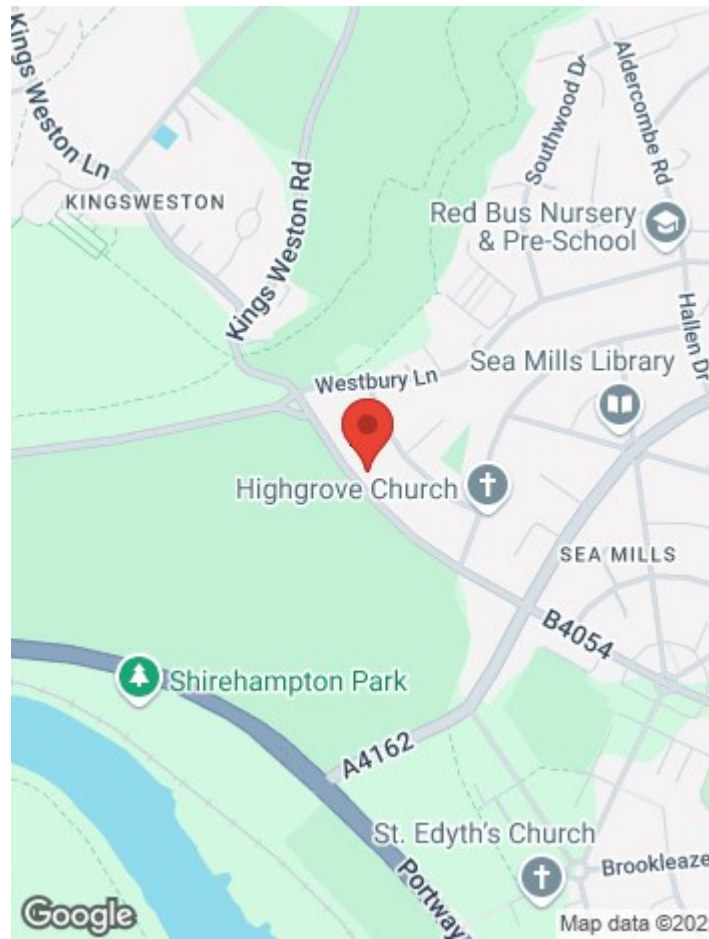
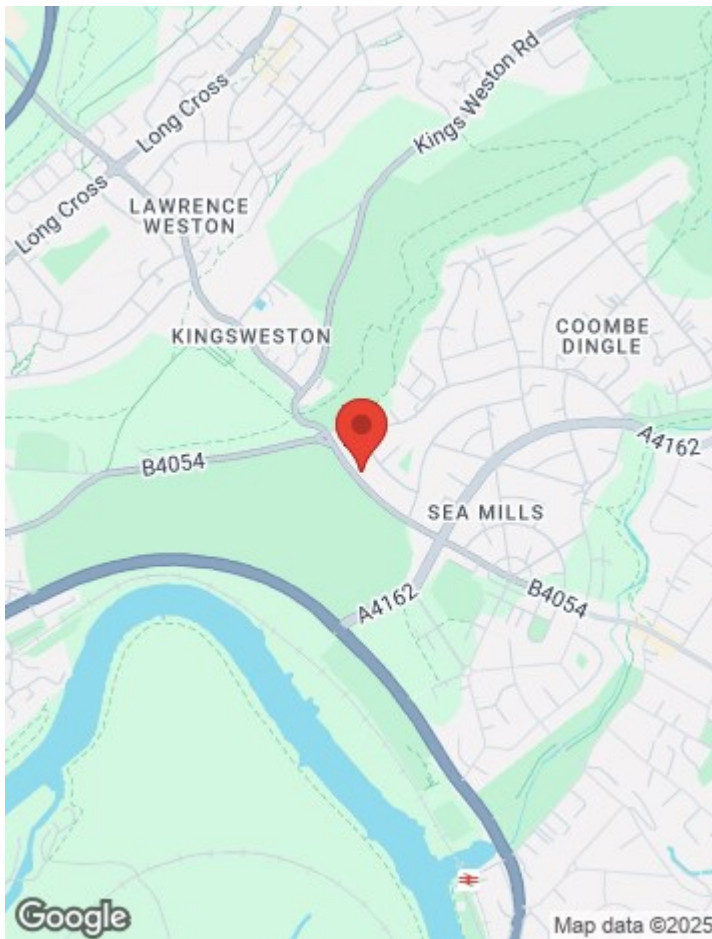


Garage

Ground Floor

First Floor

For illustrative purposes only. Not to scale.
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.



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		
	68	81
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		
England & Wales	EU Directive 2002/91/EC	

OTHER INFORMATION



28 Princess Victoria Street, Bristol, BS8 4BU
 Tel: 0117 973 1516
 post@hydes.co.uk | www.hydes.co.uk

IMPORTANT NOTE

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