



5 Passage Leaze, Shirehampton, BS11 9QL

£425,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 5 Passage Leaze, Shirehampton, BS11 9QL

'We bought this house when we first moved to Bristol and it's been a perfect first home for us. We've loved living on Passage Leaze, everyone on the road is so friendly and it's lovely and peaceful.'

This superb 3 bedroom end terrace family home is located in a desirable road that is convenient for Shirehampton village centre, local schools, Shirehampton train station, all public transport and access to roadways linking to Bristol City centre and motorway networks.

Ground floor accommodation offers a downstairs wc, a wonderful and stylish open plan living space with a newly fitted kitchen and French doors opening on to the rear garden. The first floor offers three bedrooms, an appealing bathroom and stairs leading to the loft room which offers flexible usage and is currently used as an office and extra lounging area. Outside the front garden is laid mainly to stone chippings and offers off road parking whilst the rear garden is fully enclosed, offers a degree of privacy and is laid to lawn with borders stocked with a variety of shrubs and a sizable decking area. Just perfect for entertaining in the summer months.

Positioned within the heart of Shirehampton village with its wide range of shops and amenities to the High Street and easy access to the M5 via the Portway access to the M4/M5 motorway, Park & Ride and local train stations joining the commuter line to Temple Meads

We anticipate a strong amount of interest due to the fact that homes of this nature and quality are always in high demand, so book your viewing without delay. Either Call, Click or Come in and visit our experienced sales team- /01172130333

- Arts and Crafts style cottage
- Recently fitted kitchen with range of integrated appliances
- Off road parking
- Presented in immaculate condition
- 3 Bedrooms plus superb loft room space
- Village location
- Downstairs W/C
- Onward chain already agreed

### Entrance Hall

Stairs rising to first floor with cupboard under, uPVC double glazed window to front aspect, radiator, door to lounge/dining room.

### WC

3'4 x 3'6  
uPVC double glazed window to front aspect, low level wc, wall hand basin.

### Lounge

22'7 x 10'1 max  
A superb open plan room, bright and contemporary with a double glazed window to front and double glazed French doors to rear garden, there are two converted fireplaces now offering stylish display niche's one with an impressive arch. There are 2 radiators, wall mounted lighting, coving to ceilings.

### Kitchen/ Dining Room

21'08 x 11'2  
uPVC double glazed window to side aspect, an appealing newly fitted kitchen with matching wall and floor mounted cupboards with work tops over, sink/drain unit, Induction ceramic hob with Stainless Steel hood over, electric double oven, fitted wine cooler, breakfast bar, space for fridge/freezer, integrated dish washer and washing machine, wall mounted gas combination boiler in cupboard.

### Landing

Doors to bedrooms and bathroom and stairs to loft room.

### Bedroom one

11'2 x 10'5  
uPVC double glazed windows to side and rear aspect, radiator

### Bathroom

uPVC double glazed window to front aspect, panel bath with shower over, low level wc, pedestal sink, heated chrome towel rail.

### Bedroom two

10'10 x 10'3  
uPVC double glazed window to rear aspect, radiator, cupboard under stairs to loft.

### Bedroom three

8'4 x 8'  
uPVC double glazed window to front aspect, radiator.

### Loft room

22'10 x 8'10 max

A superb space that can be used for an array of different options, . Two double glazed velux windows, Balustrade securing the entrance area.

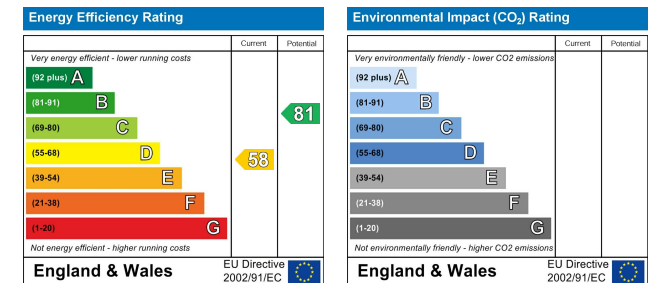
### Front garden

Wall & hedge to front, fencing and hedging to sides, mainly laid to stones offering off road parking and car electrical point. Access to the side and rear garden.

### Rear Garden

32'8 x 30'6

Fencing to rear and sides, large area laid to decking and giving access to a lawned area bordered by beds stocked with a variety of shrubs. outside tap and light.



Bristol

9 High Street, Shirehampton

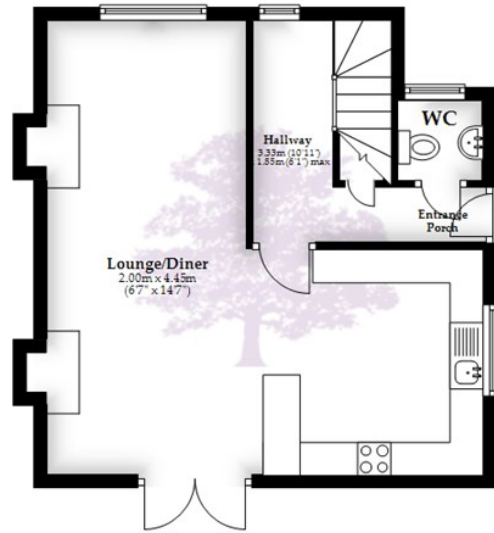
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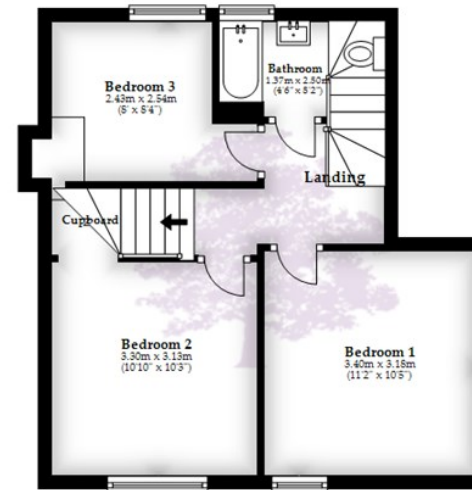
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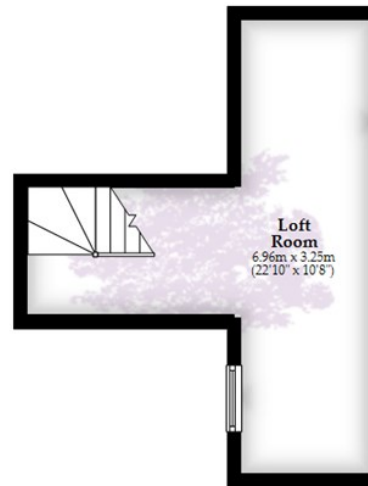
**Ground Floor**  
Approx. 47.8 sq. metres (514.7 sq. feet)



**First Floor**  
Approx. 39.6 sq. metres (426.2 sq. feet)



**Second Floor**  
Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 116.4 sq. metres (1253.0 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.



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