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10 PORTBURY WALK

SHIREHAMPTON  
BS11 9TJ

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### LOCATION

Portbury Walk is in a small cul-de-sac in the heart of Shirehampton village and within walking distance to all the local schools.

It's around a five minute walk to the High Street and equally a similar distance to the Portway with it's transport links to the centre via both buses and the train.

There's plenty of open green space nearby as well walks along the River Avon and the Kings Weston Estate and Woodlands. There are also plenty of facilities and amenities in Shirehampton including shops, cafés, schools, a health centre and sports clubs.

### PORCH

2'9" x 5'9"

Entrance via uPVC door with window to side and front aspect, door opening into living room.

### LIVING ROOM

16'5" x 11'10"

Window to front aspect, patio doors leading into the rear garden, feature fireplace with log burner, stairs rising to first floor, door leading into the kitchen.

### KITCHEN/BREAKFAST ROOM

16'5" x 12'2"

Window to rear side and front aspect, glass door leading into the rear garden. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel gas cooking range with matching stainless steel hood over. Stainless steel sink with mixer tap over, Combi-Boiler. Understairs cupboard.

### FIRST FLOOR LANDING

Access to loft space

### BEDROOM 1

16'5" x 6'7"

Window to front and rear aspect, radiator.

### BATHROOM

3'10" x 8'4"

Window to rear aspect, double ended bath with central mixer taps and shower over. Low level wc, vanity sink with mixer tap over, bi-folded door.

### BEDROOM 2

8'2" x 12'2"

Two windows to front aspect, radiator

### BEDROOM 3

7'10" x 8'6"

Window to rear aspect, radiator

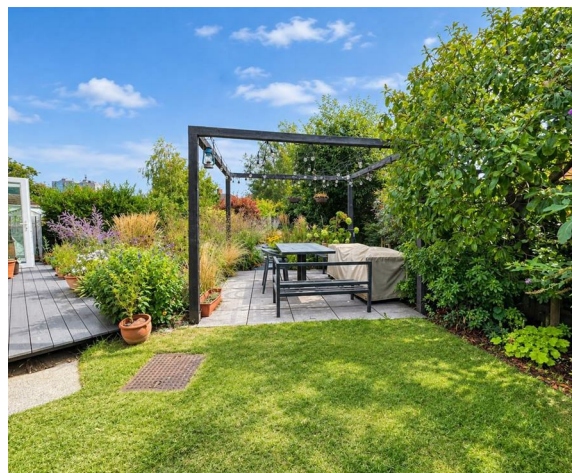
### GARDENS

The sunny wrap-around garden is a particularly special feature, offering a wonderfully private and tranquil setting with the feel of a nature reserve. The garden provides a variety of established planting, attractive decking and a charming pergola, creating the perfect space for relaxing, entertaining and enjoying the sunshine.

The garden also backs onto school allotments, giving a lovely open and leafy outlook and enhancing the sense of privacy and tranquillity.

### PARKING

There is a detached garage which has an up and over door with patio doors and side windows leading into the rear garden, there is also parking for 2 cars to the front.







# GOODMAN & LILLEY

## GOODMAN & LILLEY BRANCH NETWORK

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### PORTISHEAD

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### LETTINGS

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LETTINGS@GOODMANLILLEY.CO.UK

### CLEVEDON

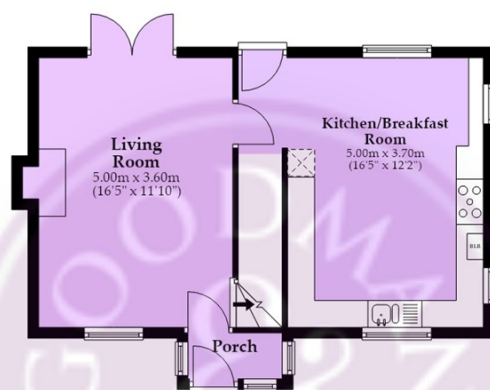
28 Hill Road  
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### LAND & NEW HOMES

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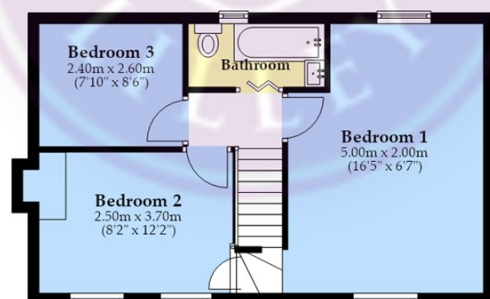
### Ground Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



### First Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 88.8 sq. metres (955.6 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, omission or measurement.

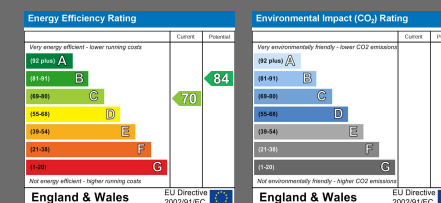
3 BEDROOMS  
TENURE - FREEHOLD

- 3 Bedroom Semi-Detached House
- Beautifully Presented Throughout
  - Lounge/Diner
  - Sunny Rear Gardens
- Close to Shirehampton Village

1 RECEPTION ROOMS  
IN ALL SQ.FT

- Cul-de-Sac Location
- Kitchen/Breakfast Room
- Garage and Parking
- No Onward Chain
- Close to all Schools and Transport Links.

1 BATHROOMS  
COUNCIL TAX BAND - B



Opening hours vary slightly in each office  
Mon to Fri - Usually 9am till 6pm  
Saturday 9.00am-4.00pm