



70 KINGS WESTON AVENUE

SHIREHAMPTON
BS11 0AL

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LOCATION

Shirehampton is one of Bristol's most distinctive suburbs, located on the north-western edge of the city between the River Avon, Sea Mills and Avonmouth. Although officially part of Bristol, many residents still refer to it as "The Shire" and consider it more of a village than a suburb. It has a traditional High Street, strong community spirit, independent shops, local pubs and bus routes and easy access to green space, giving it a character that feels quite separate from the city itself

PORCH

Entrance via uPVC porch into hallway

ENTRANCE HALLWAY

Via uPVC door into hallway with uPVC double glazed windows to side, radiator, stairs rising to first floor.

LOUNGE

13'03 (into bay) x 11'03

uPVC double glazed bay window to front aspect, radiator.

KITCHEN/DINER

17' x 8'9

uPVC double glazed window to rear aspect, uPVC double glazed patio doors leading into the rear garden, wooden stable door into utility room. Fitted with a range of wall and base units with roll top work surfaces. One and a half bowl sink with mixer tap over. Integrated fridge and freezer, Integrated dishwasher, Integrated wine cooler. Stainless steel 5 ring gas hob with stainless steel splash back and hood over, electric double oven, fitted microwave, radiator.

UTILITY ROOM

21'7" x 3'11"

Door to front aspect and there is also one leading into rear garden. Fitted with a range of wall and base units, plumbing for washing machine and tumble dryer, power and lighting.

FIRST FLOOR LANDING

uPVC double glazed window to side aspect, access to loft space, Combi-Boiler via nest remote control

BEDROOM ONE.

13'04 x 11'11

uPVC double glazed bay window to front aspect, radiator.

BEDROOM TWO

12' x 9'

uPVC double glazed window to rear aspect, radiator, cupboard

BEDROOM THREE

7'7 x 6'4

uPVC double glazed window to front aspect, radiator.

BATHROOM

7'5 x 5'8

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

GARDENS

There are gardens to the front and the rear. The rear is enclosed by fence panelling. There is a lovely enclosed patio area with steps onto a large lawn area with border plants and shrubs.

PARKING

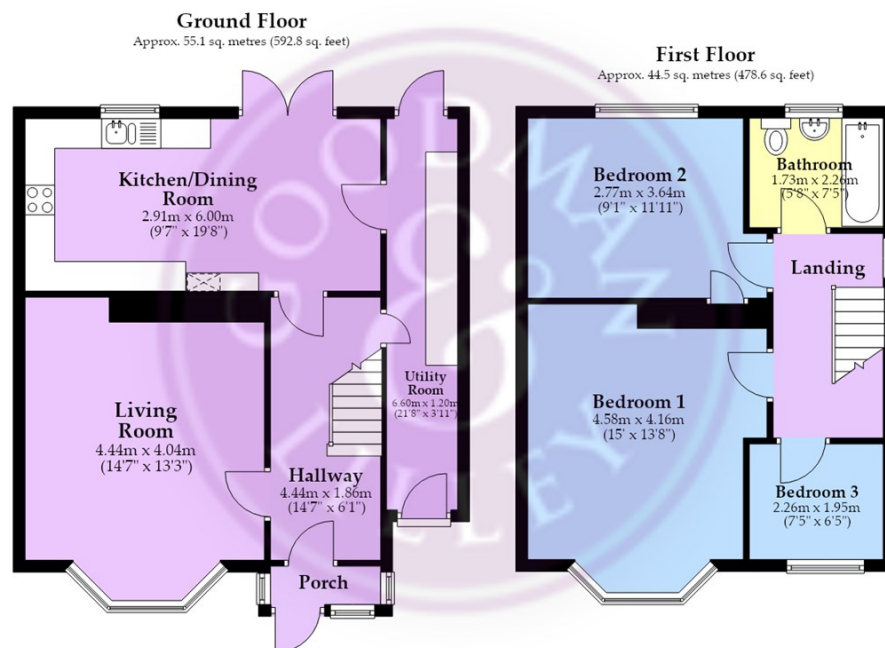
There is parking for 2 vehicles to the front.







GOODMAN & LILLEY



Total area: approx. 99.5 sq. metres (1071.4 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.

GOODMAN & LILLEY BRANCH NETWORK

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LAND & NEW HOMES

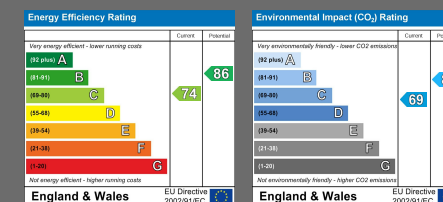
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3 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL SQ.FT

1 BATHROOMS
COUNCIL TAX BAND - C

- Beautifully presented three-bedroom semi-detached family home
- Stylish kitchen/diner, creating a sociable and practical heart of the home
- Set on a main road, offering excellent transport links and easy access to local amenities
- Separate utility room providing valuable additional storage and workspace
- Attractive and welcoming throughout, with a light, modern and homely feel
- Highly sought-after and convenient location
- Generous, well-maintained rear garden, ideal for families, entertaining and outdoor enjoyment
- Lovely family home with spacious and versatile accommodation
- Off-road parking for two cars
- An ideal property for families, first-time buyers or those looking for a well-presented home in a convenient location



Opening hours vary slightly in each office

Mon to Fri - Usually 9am till 6pm

Saturday 9.00am-4.00pm