



33 PRIORY ROAD,  
, BS11 9TF

GOODMAN  
& LILLEY



ESTABLISHED ON THE CHARMING PRIORY ROAD IN SHIREHAMPTON, BRISTOL, THIS LOVELY PRESENTED MID-TERRACE HOUSE IS A DELIGHTFUL BLEND OF PERIOD CHARM AND MODERN CONVENIENCE. OFFERING THREE BEDROOMS, TWO WELL-PROPORTIONED DOUBLES AND A SINGLE, THIS PROPERTY IS PERFECT FOR FAMILIES OR THOSE SEEKING EXTRA SPACE.

**Entrance Hall**

uPVC door into hallway, stairs rising to first floor.

**Living Room**

Two uPVC double glazed windows to front aspect, radiator, feature fireplace, coved ceilings

**Dining Room**

uPVC double glazed patio doors leading into the rear garden. Fireplace, radiator, Combi-Boiler in cupboard, opening into kitchen/Breakfast Room

**Kitchen/Breakfast Room**

uPVC double glazed window to rear and side aspect, fitted with a range of wall and base units with roll top work surfaces. Ceramic electric hob with stainless steel hood over, electric double oven. Stainless steel sink with mixer tap over, plumbing for washing machine.

**First Floor Landing**

Access to loft space which is boarded and insulated with a velux skylight window in, doors leading to all rooms

**Bedroom 1**

uPVC double glazed window to front aspect, radiator, feature fireplace.

**Bedroom 2**

uPVC double glazed window to rear aspect, radiator, feature fireplace.

**Bathroom**

uPVC double glazed window to rear aspect, heated towel rail, 4 piece bathroom suite comprising of, panel bath, shower cubicle, pedestal sink, low level wc

**Bedroom 3**

uPVC double glazed window to front aspect, radiator

**Gardens**

There are gardens to the rear. There is a patio area, a courtyard area with mature border plants and shrubs.

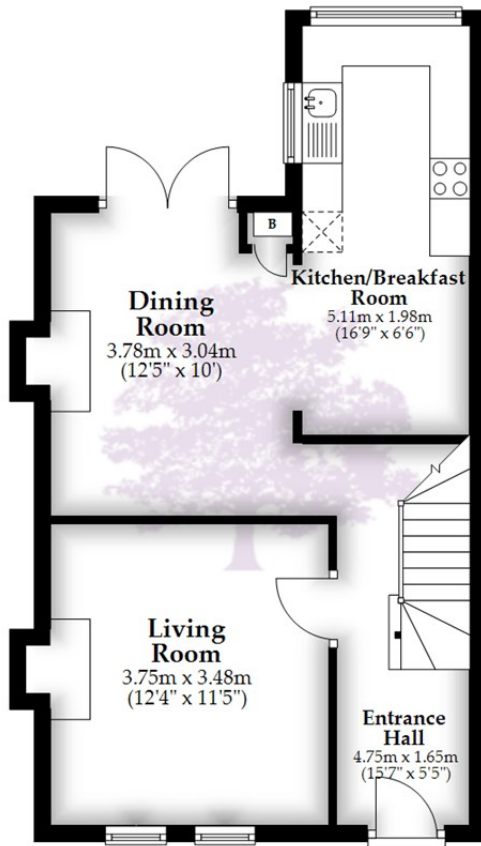
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- Walking distance to Shirehampton High Street
  - Bright open-plan kitchen/Breakfast room
  - Double Glazing and Gas Heating
  - 4 Piece Bathroom Suite
- 3 Bedroom Victorian terraced House
  - Character & Period features
  - Westerly facing sunny garden
  - Close to all Transport Links



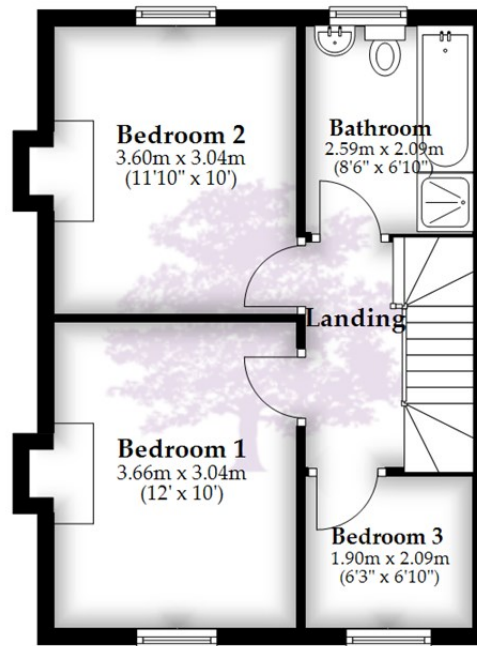
£320,000



## Ground Floor



## First Floor



Total area: approx. 80.9 sq. metres (871.1 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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