



6 PENPOLE AVENUE,
SHIREHAMPTON, BS11 0DY

**GOODMAN
& LILLEY**



BEHIND THE CHARMING ORNATE STONE REVEALS THAT BORDER THE FRONT WINDOWS AND DOOR IS THIS WELL PRESENTED 3 BEDROOM EDWARDIAN PROPERTY

Property Description

Charming Three-Bedroom Edwardian Home | No Onward Chain | Shirehampton Village Location

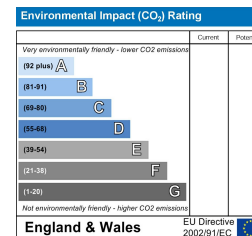
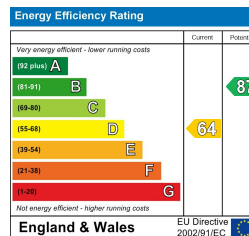
Set within attractive ornate stone surrounds, this beautifully presented three-bedroom Edwardian home combines period character with stylish modern living, ideally positioned in the heart of Shirehampton village and offered with no onward chain.

The ground floor offers a welcoming hallway with original-style Edwardian tiled flooring and useful under-stair storage, with potential to explore conversion to a downstairs WC (STPP). The bright and spacious lounge benefits from newly fitted window shutters, creating a refined and comfortable living space, while the separate dining area provides an ideal setting for family meals and entertaining. To the rear, the extended kitchen enjoys a pleasant outlook over the garden and direct access to the patio and outdoor space.

Upstairs, the property continues to impress with two generous double bedrooms, a further well-proportioned single bedroom, and a spacious, modernised bathroom featuring both a separate bath and shower.

Externally, the north-westerly facing rear garden offers a low-maintenance layout with a sunny aspect, perfect for relaxing or entertaining throughout the afternoon and evening.

Ideally located, the property is within easy reach of local shops, cafés, schools, the park & ride, train station, and excellent motorway links, making it perfectly suited for commuters and families alike.



- Three-bedroom Edwardian home
- Lounge with newly fitted shutters
- Spacious bathroom with bath & shower
- Sought-after Shirehampton village location with excellent transport links
- No onward chain
- Extended kitchen with garden outlook
- Sunny north-westerly facing rear garden
- Separate dining area

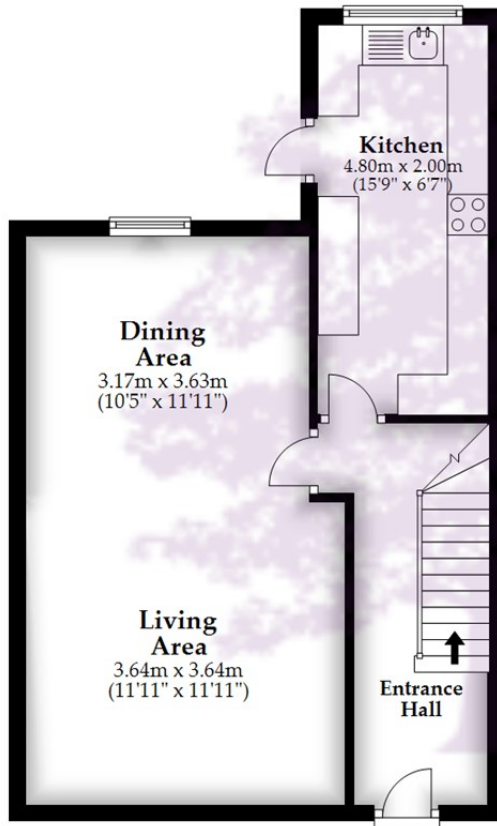


£315,000



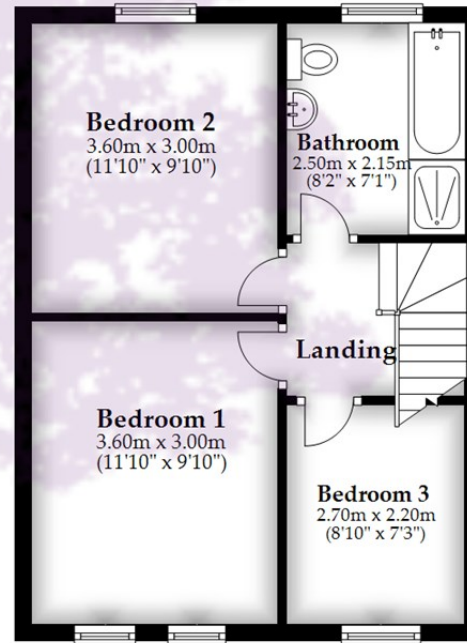
Ground Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



Total area: approx. 80.3 sq. metres (864.2 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.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.