



30 BARROW HILL ROAD,  
SHIREHAMPTON, BS11 9QY

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**GOODMAN  
& LILLEY**



LOCATED ON THE POPULAR BARROW HILL ROAD IN SHIREHAMPTON, THIS DELIGHTFUL SEMI-DETACHED HOUSE OFFERS A PERFECT BLEND OF COMFORT AND STYLE. WITH THREE WELL-PROPORTIONED BEDROOMS, THIS PROPERTY IS IDEAL FOR FAMILIES OR THOSE SEEKING EXTRA SPACE. THE INVITING RECEPTION ROOM PROVIDES A WARM AND WELCOMING ATMOSPHERE. PERFECT FOR RELAXATION OR ENTERTAINING GUESTS.

### Location

The location is convenient for the local schools, Shirehampton village itself has a busy high street offering a wide selection of independent shops, the highly regarded Ruby Jeans coffee shop, Co-op supermarket, Post Office, health centre and pubs and eateries amongst many others. All transport links both in and out of the city, the Portway Park & Ride, and the train line directly opposite that links directly to Bristol Temple Meads. its convenience to all the motorway network as well as by road or rail into the city or to Cribbs Causeway with bus stops close at hand.

### Entrance Hall

Entrance via composite door into hallway, stairs rising to first floor, radiator, door leading into lounge

### Living Room

uPVC double glazed windows to front and rear aspect, radiator, fireplace.

### Lobby

uPVC double glazed door leading into the rear garden, under stairs storage, opening into kitchen,

### WC

uPVC double glazed window to rear aspect, low level wc, heated towel rail.

### Kitchen/Breakfast Room

uPVC double glazed windows to front and side aspect. Combi-Boiler. Fitted with a high specification range of wall and base units with wooden work tops and glass splash backs. Electric double

oven, ceramic hob with a circular bevelled glass hood over. Integrated fridge and freezer, large fitted pantry, integrated dish washer, plumbing for washing machine, tiled floor.

### First Floor Landing

Doors to all rooms

### Bedroom 1

uPVC double glazed window to front and side aspect, radiator

### Bedroom 2

Two uPVC double glazed windows to front aspect, radiator, over stairs cupboard.

### Bathroom

uPVC double glazed window to rear aspect, double end bath with dual shower over, wall hung vanity unit with a water fall tap over, light up mirror, low level wc, heated towel rail,

### Bedroom 3

uPVC double glazed window to rear aspect, radiator

### Gardens

There are gardens to the rear and side. The rear is a generous size which are mainly laid to lawn, a storage shed, a veggie patch with step down to a good size patio area with side access to the front via gated access.

### Parking

There is parking to the front for 2 vehicles.

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- 3 Bedroom Semi-Detached House
  - Newly Fitted bathroom
  - Close to all Amenities and all Transport Links
  - Parking for 2 Vehicles
  - Beautiful Fitted Kitchen with Integrated Appliances
  - Close to Local Schools
  - Large Sunny Rear Garden
  - Beautifully Presented Throughout.

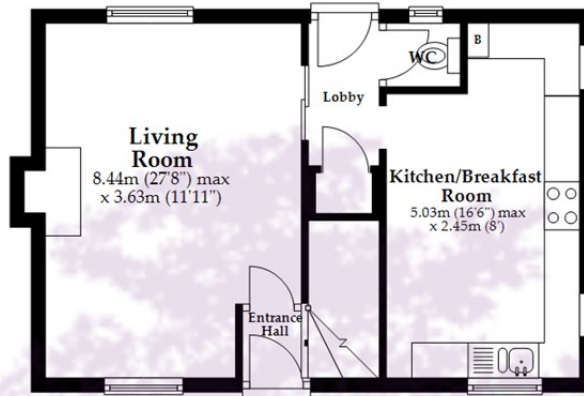


£345,000



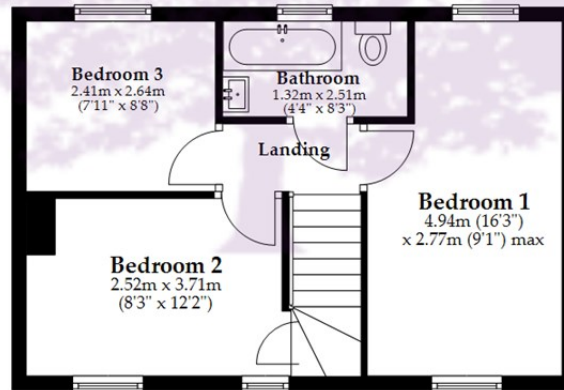
## Ground Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



## First Floor

Approx. 37.9 sq. metres (408.0 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.

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