



58A HIGH STREET,  
STAPLE HILL, BS16 5HN

---

GOODMAN  
& LILLEY



A BRIGHT AND GENEROUSLY SIZED STUDIO FLAT, IDEALLY LOCATED ON THE HIGH STREET AND PERFECT FOR FIRST-TIME BUYERS LOOKING FOR A HOME WITH CHARACTER AND GREAT NATURAL LIGHT.

AVAILABLE WITH NO ONWARD CHAIN. PLEASE CALL OUR PROPERTY EXPERTS TO ARRANGE A VIEWING NOW.

### Accommodation

Please see floor plan for and measurements

Studio Flat 58A offers a spacious main living area with large windows that fill the room with sunlight, complemented by high ceilings and original Victorian wooden floors. The proportions make it easy to create separate areas for relaxing, sleeping and dining, giving the space a comfortable, homely feel.

The kitchen area is a good size and practical for everyday use, while the bathroom includes a WC, sink and a shower over the bath.

Set within a charming Victorian building in a convenient location, this studio is a fantastic opportunity for a first step onto the property ladder or a smart investment.

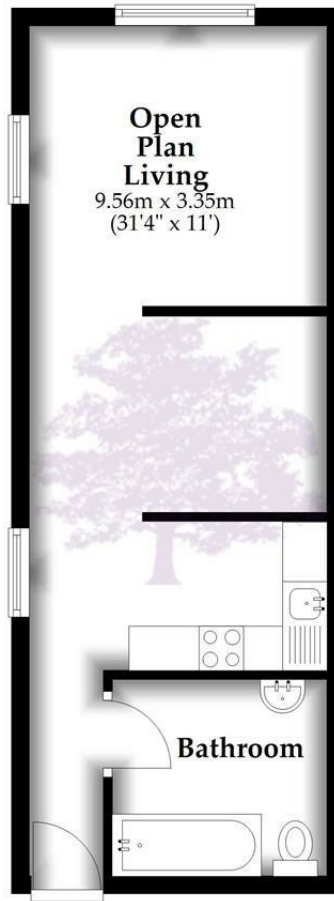
- 
- Bright and generously sized studio
  - Set in a characterful Victorian building
  - Well-proportioned living space
  - High Street location, ideal for first-time buyers or investors



£125,000



## Studio Flat



Total area: approx. 32.0 sq. metres (344.9 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.