



MAGGS  
& ALLEN

35 PRIORY ROAD  
SHIREHAMPTON, BRISTOL, BS11 9TF  
£250,000



In need of refurbishment throughout comes this three-bedroom, two reception room mid-terrace Victorian property. Situated in a convenient location close to major transport links and Bristol's city centre. Offered with no onward chain.

## Accommodation

Entering into the hallway via a uPVC front door, you will find access to each of the reception rooms, kitchen and under-stairs storage space.

From the rear reception is access via glazed sliding doors to the rear garden, benefitting from a south-westerly aspect.

Ascending to the first floor you will find two double bedrooms, a box room, and a bathroom fitted with a walk-in shower, WC and basin.

Located on a quiet road with free on-street parking.

An excellent refurbishment opportunity offered with no onward chain. Contact us for further details.

## Location

Shirehampton is a popular area of Northwest Bristol. It has its own primary and secondary schools close to the centre. The houses are a mixture of ages with most either Victorian or 1930's.

The High Street contains a full selection of local shops with easy access to the rest of Bristol for other amenities. The nearby Shirehampton Golf Club is very popular and access to the Blaise and Kingsweston Estates is useful for walkers. Access to the rest of Bristol and the motorway is very easy due to the proximity to the M5 motorway and the Portway.

## Schools

Shirehampton Primary School - Distance: 0.12 miles

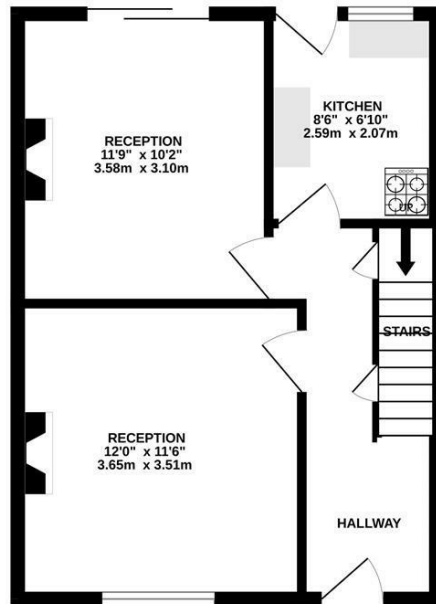
St Bernard's Catholic Primary School - Distance: 0.18 miles

Oasis Academy Brightstowe - Distance: 0.35 miles

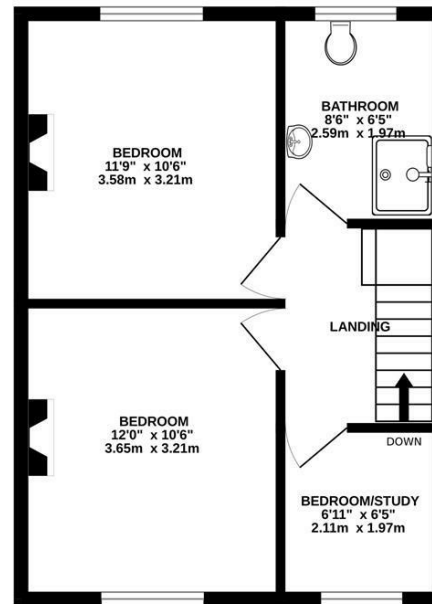
St Katherine's Secondary School - Distance: 1.03 miles



**GROUND FLOOR**  
395 sq.ft. (36.7 sq.m.) approx.



**1ST FLOOR**  
396 sq.ft. (36.8 sq.m.) approx.



**TOTAL FLOOR AREA : 791 sq.ft. (73.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Three-bedroom mid-terrace Victorian property
- Two reception rooms
- Convenient location
- Refurbishment required throughout
- Two double rooms, one single room
- No onward chain
- Double glazed
- Gas central heating

**Guide Price:** £250,000

**Tenure:** Freehold

**Council Tax Band:** B

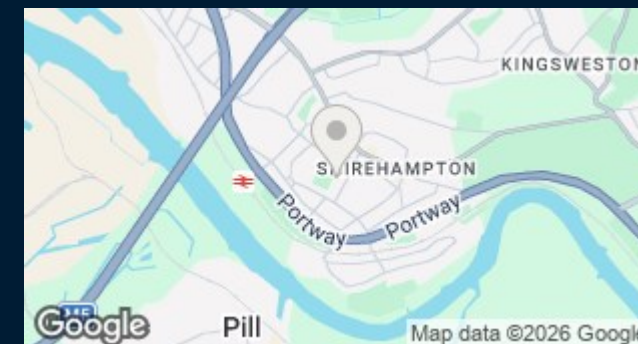
**EPC Rating:**

**Local Authority:** Bristol City Council

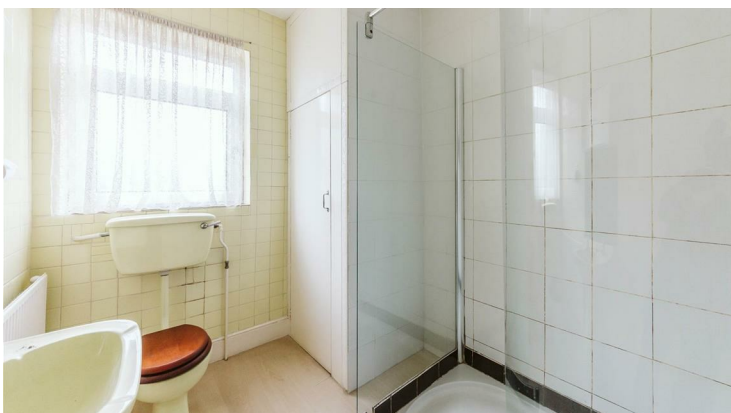
**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.







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