



Maiden Way
Bristol



Property Description

A Rare Opportunity on an Exceptional Corner Plot.

Situated on a substantial corner plot, this well-presented three-bedroom semi-detached home offers an abundance of outdoor space, extensive off-road parking, and exciting future potential.

The property benefits from spacious and versatile accommodation throughout, making it an ideal family home. Externally, the generous plot provides large gardens, ample parking for multiple vehicles, and plenty of space for entertaining, recreation, or future development possibilities (subject to the necessary consents).

A unique feature of this sale is the opportunity to purchase a park home located within the grounds, either as part of the overall purchase or separately by negotiation. This offers excellent potential for multi-generational living, guest accommodation, or an additional income opportunity.

Properties offering such extensive outdoor space and flexibility are rarely available, making this an opportunity not to be missed !

Entrance Hall

Living Room

Kitchen/ Dining Room

Side Hall/ Outbuildings

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Agents Notes

Please note: The property is of steel frame construction. Prospective purchasers are advised to check mortgage availability and insurability with their lender and insurance provider before proceeding.

Location

Shirehampton is a highly sought-after suburb on the north-west edge of Bristol, offering a fantastic blend of village charm, excellent amenities, well-regarded schools, and superb transport links. The area benefits from a vibrant high street with a range of independent shops, cafés, supermarkets, pubs, and everyday services, all contributing to its strong sense of community. Families are particularly attracted to the area due to the availability of local primary schools, including Shirehampton Primary School and St Bernard's Catholic Primary School, alongside

a range of secondary school options nearby. Residents enjoy easy access to beautiful green spaces such as Blaise Castle Estate, Kings Weston Estate, and riverside walks along the Avon, providing excellent opportunities for recreation and outdoor leisure. Shirehampton also offers exceptional connectivity, with its own railway station providing direct services into Bristol Temple Meads, regular bus routes serving the city and surrounding areas, and convenient access to the A4 Portway and M5 motorway, making commuting across Bristol, South Wales, and the wider South West straightforward. Combining excellent local facilities, green open spaces, strong transport connections, and a welcoming community atmosphere, Shirehampton continues to be a popular choice for a wide range of buyers and tenants.

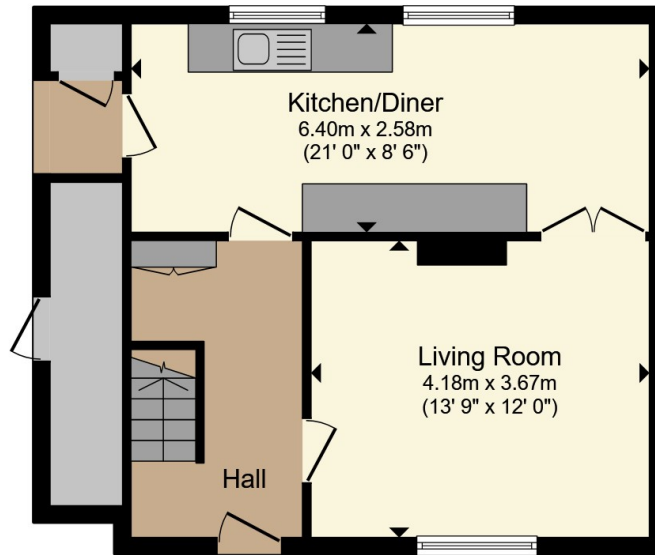
Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

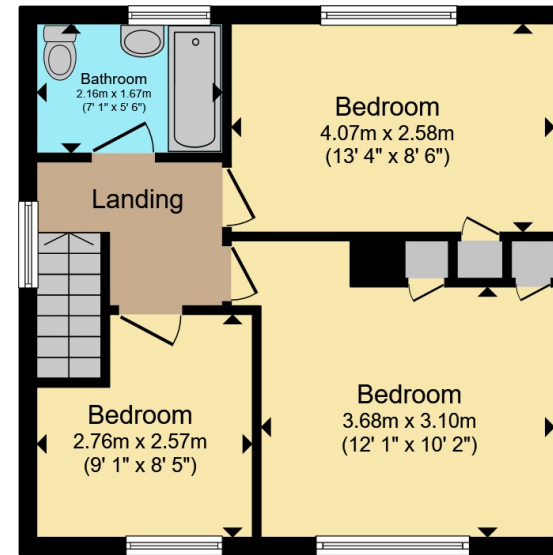








Ground Floor



First Floor

Total floor area 87.2 m² (939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 0117 950 1552

E westburyontrym@connells.co.uk

6 Canford Lane
BRISTOL BS9 3DH

EPC Rating: C

Tenure: Freehold

check out more properties at connells.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WOT309717 - 0003