



76 WEST TOWN ROAD

SHIREHAMPTON
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ENTRANCE HALLWAY

Entrance via uPVC door, stairs rising to first floor.

LOUNGE

14'10" x 13'9"

Double glazed window to front aspect, radiator

KITCHEN

8'3" x 11'2"

Fitted with a range of wall and base units with roll top work surfaces, ceramic hob with extractor over, electric oven, sink with mixer tap over.

WET ROOM

Window to rear aspect, low level wc, shower, pedestal sink

FAMILY ROOM

8'6" x 9'10"

Sliding patio doors leading into rear garden, window to side aspect Combi-Boiler

FIRST FLOOR LANDING

Access to loft space

BEDROOM 1

15'2" x 8'8"

Window to front aspect

BEDROOM 2

8'4" x 12'7"

Window to rear aspect, sliding doors leading to walk in wardrobe

BEDROOM 3

10'0" x 7'5"

Window to front aspect

GARDENS

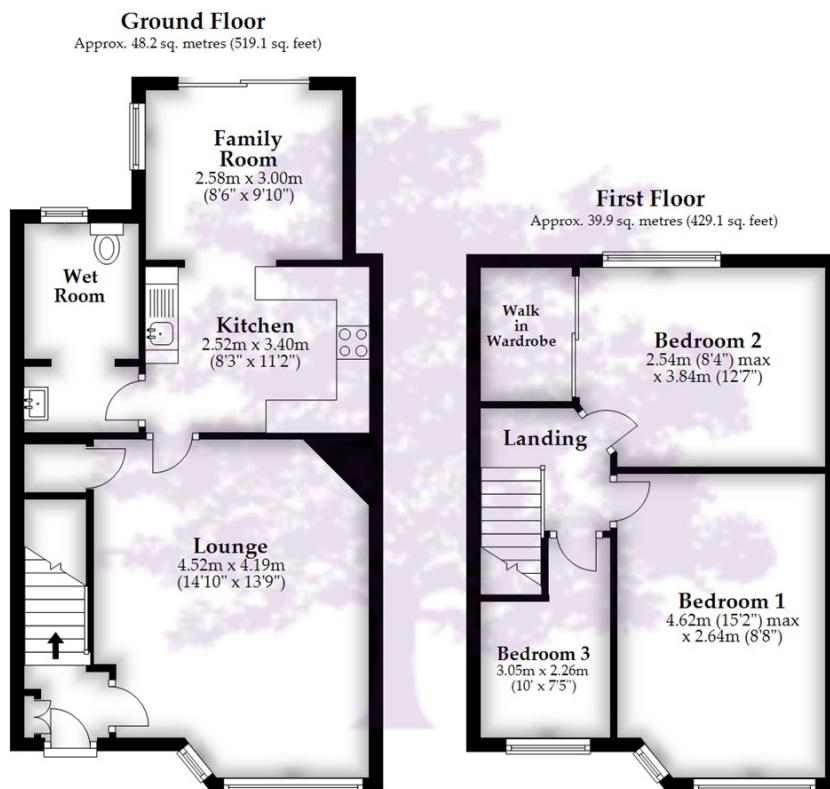
The gardens to the rear are a good size and laid to lawn and patio, there is also a garage to the rear accessed via the lane.

PARKING

There is parking to the front for several cars







Total area: approx. 88.1 sq. metres (948.2 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.

**GOODMAN & LILLEY
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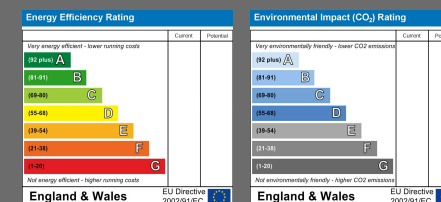
3 BEDROOMS
TENURE - FREEHOLD

- Three Bedrooms
- Off Street Parking
- Large Rear Garden
- Kitchen/Diner

2 RECEPTION ROOMS
IN ALL SQ.FT

1 BATHROOMS
COUNCIL TAX BAND - B

- Leased Solar Panels
- Extended to Rear
- Updating Required
- Close to all Amenities



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm