



14A STATION ROAD,  
SHIREHAMPTON, BS11 9TX

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GOODMAN  
& LILLEY













# 14A STATION ROAD

## SHIREHAMPTON BS11 9TX

GUIDE PRICE  
£375,000

A superb four bedroom modern townhouse with benefits to include two en suite bedrooms, a utility room, downstairs cloakroom/wc, gardens and allocated parking, all situated on a sought after road close to the High Street.

Viewing is highly recommended to fully appreciate all that is on offer here. Call today to avoid disappointment.

### Location

The house is located on a sought after road in Shirehampton and offers a great balance between its village location and its convenience to the motorway network as well as by road or rail into the city or to Cribbs Causeway with a bus stop close at hand. Shirehampton village itself has a busy high street offering a wide selection of independent shops, the newly opened but highly regarded Ruby Jeans coffee shop, Co-op supermarket, Post Office, and pubs amongst many others. A short drive away is Westbury on Trym also offering shops and amenities with its several pubs and restaurants. For those who love the outdoors, Shirehampton is in a great position, close to the expansive Blaise Castle Estate and Kings Weston Estate as well as boasting several paths along the River Avon, ideal for dog walkers, runners and off-road cyclists.

### Summary

The flexible accommodation is set over three floors offering generous living areas and four ample double bedrooms and bathrooms. Previously the spacious open plan living area on the ground floor has been used solely as a kitchen/diner giving more space for the dining table and the fourth bedroom on the first floor was used as a separate sitting room making the most of the wonderful rear views showing how the house could be changed around to suit different needs.

### Accommodation

Please see the floorplan for room measurements.

### Gound Floor

Upon entering the house there is a welcoming hallway with stairs rising to the first floor and a door to the ground floor room. This consists of a modern open plan living area that measures over 30 foot in length with kitchen, dining and living areas having windows to the front elevation and double doors out to the wonderful rear garden. The modern fitted kitchen has wall, draw and base units, work surfacing over, a inset sink unit and integrated appliances. There is access from the room to a downstairs cloakroom / WC.

### First Floor

The first floor offers two double bedrooms or a double bedroom and a home office depending on your needs. The bedroom to the front of the house has a quality en suite shower room and finally there is a useful utility room to the first floor.

### Second Floor

The top floor has two further double bedrooms, one with en suite facilities and the other with use of the main bathroom.

### Outside

The property has front and rear gardens the front setting the house nicely back from the road with a gated pathway to the entrance door and bin storage. The private rear garden faces a westerly direction is fully enclosed and offers a paved patio area and lawn. There is rear access leading to the residence car park.

### Parking

The property has one allocated parking space in the car park.

### Vendors Comments

"We have loved the size of the house and the ability to change rooms around. The skylights at the top of the house are beautiful and bring so much light through, as is the view from the top back bedroom. With two ensuites, a bathroom and a downstairs toilet have been extremely practical too. Having a private parking space is so useful in Shirehampton and was a very important reason we decided to buy the house. The location has been fantastic with some beautiful countryside in the surrounding area, we do love to walk by the river and into the Blaise Castle estate. We are also just a short walk from the popular high street that offers all you could need including a Post office and a host of convenience shops. Bus and train stops are also close providing great access to Bristol and further afield and the Doctor surgery / Pharmacy are just 5 mins away. Is great to be so close to all we need."

### Useful Information

NHBC for a further seven years

- Superb Modern Townhouse
- Excellent Location close to the High Street
- Gardens / Allocated Parking
- Four Bedrooms
- Two En Suites / Family Bathroom
- Viewing Essential
- Flexible Accommodation
- Utility Room / Downstairs Cloakroom
- Council tax Band D









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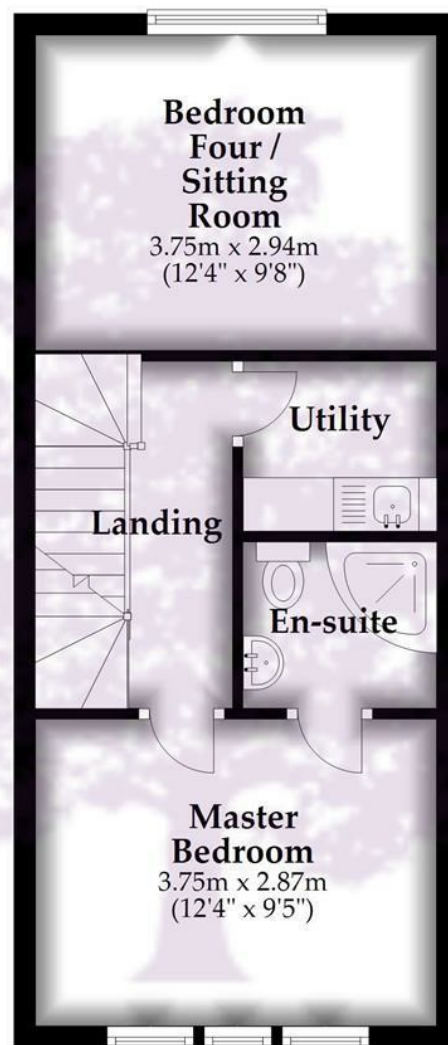
## Ground Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



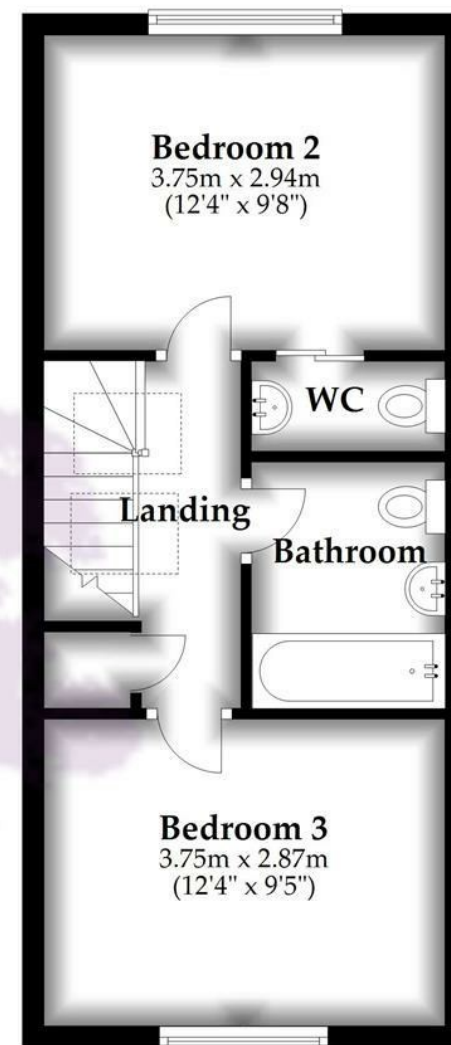
## First Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



## Second Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



Total area: approx. 103.4 sq. metres (1113.4 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

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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