



218 SHIREHAMPTON ROAD,  
SEA MILLS, BS9 2EH

**GOODMAN  
& LILLEY**



AN ATTRACTIVE BAY-FRONTED BRICK BUILT 1930S SEMI-DETACHED FAMILY HOME OFFERING GENEROUS PROPORTIONS, SET ON A SUBSTANTIAL PLOT WITH PRIVATE REAR GARDEN, DRIVEWAY AND GARAGE. NO ONWARD CHAIN.

#### Property Description

An attractive brick built bay-fronted 1930s semi-detached family home offering generous proportions, set on a substantial plot with a delightful private rear garden, driveway and garage. Offered to the market with no onward chain, this property represents an excellent opportunity for families seeking space, charm and convenience in one of Bristol's most desirable residential locations.

The house retains the hallmark style of the 1930s, including its elegant bay frontage and well-balanced layout, while offering scope for a new owner to modernise and put their own stamp on the property.

#### Accommodation

The ground floor comprises a welcoming entrance hall, two well-proportioned reception rooms, and a kitchen with views across the attractive rear garden. Upstairs, there are three generously sized bedrooms and a family bathroom, with the bay windows adding light and character to the main rooms.

#### Outside

The property is set on a generous plot, with a beautifully stocked and private rear garden—an inviting retreat ideal for families and keen gardeners alike. To the front, the property benefits from driveway parking and a garage.

#### Location

Perfectly positioned opposite Shirehampton Golf Course, this home enjoys leafy outlooks and a sense of space, while remaining within easy reach of Bristol City Centre, the M5 motorway and Cribbs Causeway. Local amenities are close by, including shops, cafés and everyday services, with excellent local schooling options making this a popular area for families.

#### Summary

A superbly located 1930s bay-fronted semi, with generous proportions, wonderful gardens and no onward chain. A rare opportunity to secure a home with charm, space and potential in a prime BS9 position.

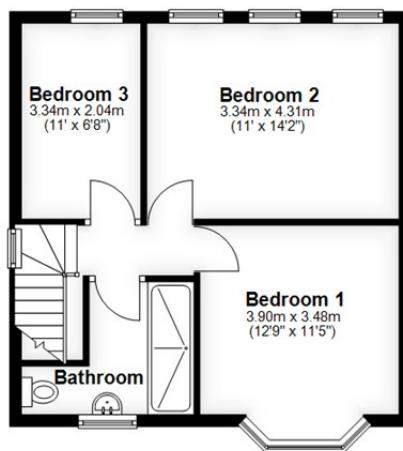
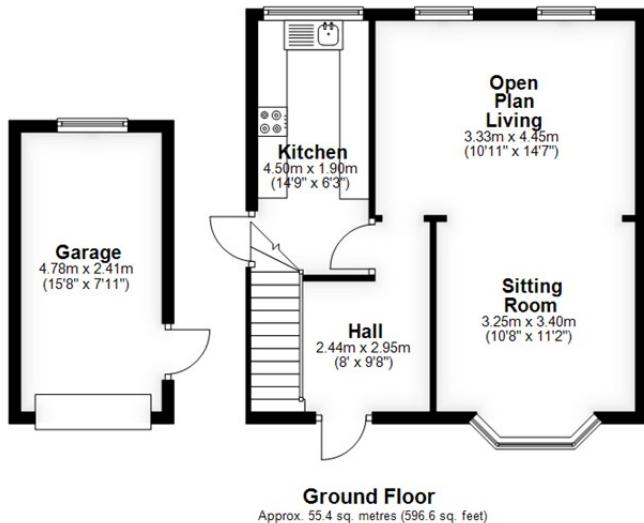
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- An attractive bay fronted 1930's semi detached family home
- No onward chain
- Two open plan reception rooms
- Sizable loft space with potential for conversion
- Prime position overlooking Shirehampton golf course
- Three good sized bedrooms
- Set on a good sized plot with front & good sized private rear garden
- Excellent location for access to the city & M5



GUIDE PRICE £425,000





**First Floor**  
Approx. 43.3 sq. metres (465.9 sq. feet)

Total area: approx. 98.7 sq. metres (1062.5 sq. feet)

**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**

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**WWW.GOODMANLILLEY.CO.UK**

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