GOODMAN & LILLEY

42 CLIFFORD GARDENS

SHIREHAMPTON
BS11 0EE

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LOCATION
Clifford Gardens is a popular and peaceful cul-de-sac situated in an elevated position above Shirehampton, offering a pleasant residential setting with a number of properties enjoying far-reaching views across the surrounding countryside and towards North Somerset. The road was developed from the late 1950s and provides a mixture of established family homes, with the elevated position adding to its appeal.

Despite its quiet setting, Clifford Gardens is conveniently positioned for the amenities of Shirehampton village, with the High Street, local shops, cafés, GP surgery and everyday services all within easy reach. The area also benefits from excellent access to a range of green spaces, including Shirehampton Park, Kingsweston House and the extensive Blaise Castle Estate, providing plenty of opportunity for walking and outdoor recreation.

Transport links are another key advantage, with regular bus services nearby and Shirehampton railway station approximately 0.7 miles away. The Portway provides convenient access towards Bristol, while the M5 motorway at Avonmouth can be reached within around five minutes by car, making Clifford Gardens well placed for commuters.

ENTRANCE HALL
12'3" x 5'7"
Door to hallway, stairs rising to first floor.

KITCHEN
12'3" x 9'0"
Window to front aspect, fitted with a range of wall and base units

LIVING ROOM
11'9" x 14'11"
Fireplace, opening into dining room

DINING ROOM
11'8" x 15'7"
Two windows to rear aspect, door with steps leading to side with steps to garden and basement

BASEMENT
12'0" x 15'8"
Door to basement

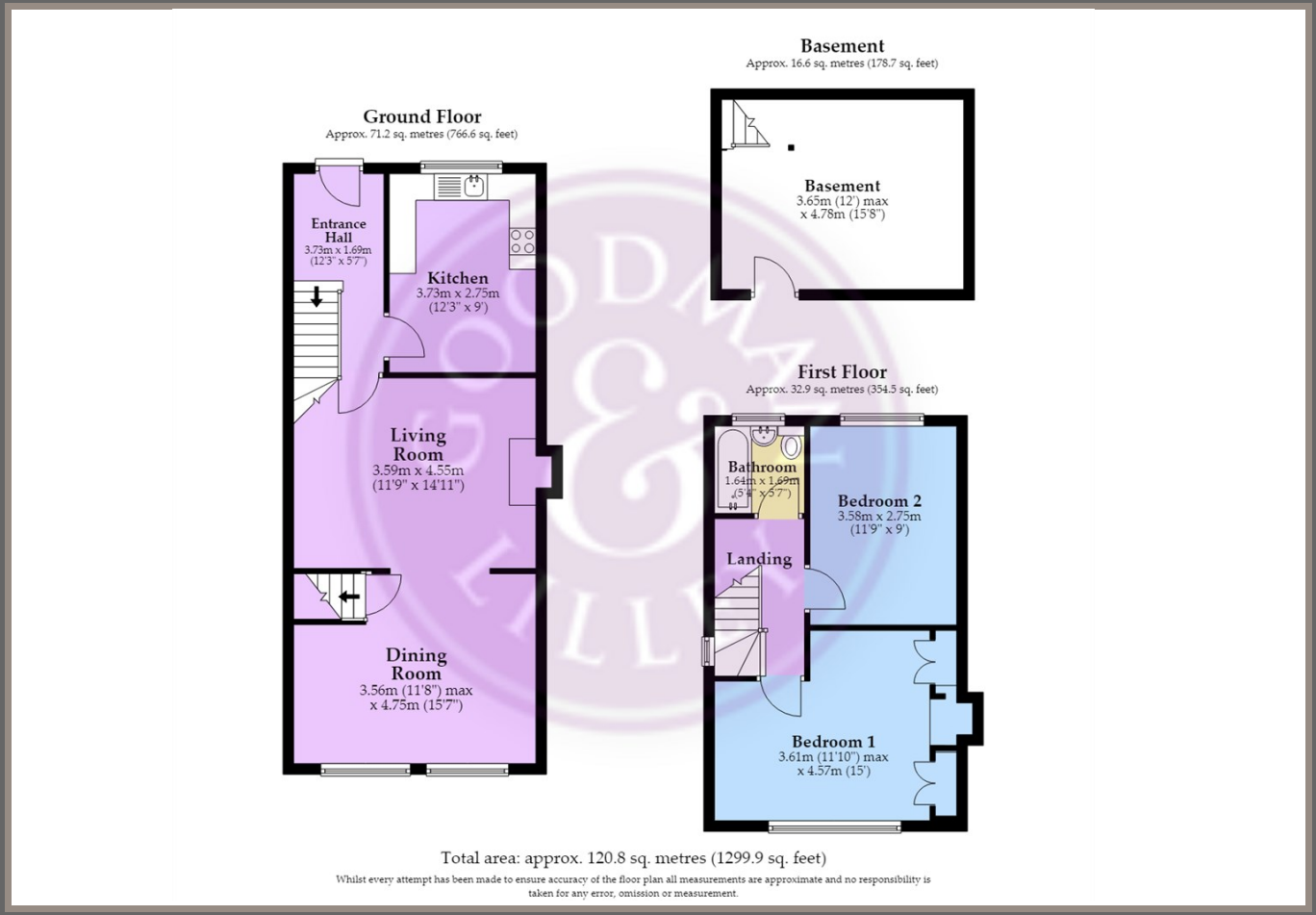
FIRST FLOOR LANDING
window to side aspect, access to loft space.

BEDROOM 1
11'10" x 15'0"
Window to rear aspect, fireplace, fitted wardrobes

BEDROOM 2
11'9" x 9'0"
Window to front aspect

BATHROOM
5'5" x 5'7"
Window to front aspect, panel bath, pedestal sink, low level wc

GARDENS
There are south facing gardens to the rear with far reaching views, there is also side access to the front.



Total area: approx. 120.8 sq. metres (1299.9 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.

2 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL SQ FT

1 BATHROOMS
COUNCIL TAX BAND - B

- Two-bedroom End-of-Terraced House
- In need of updating throughout
- Rear extension with Versatile basement beneath the extension
- South-facing rear garden
- Excellent potential to create a wonderful family home
- Owned by the same family for many years
- Excellent project/refurbishment opportunity
- Ideal project for a buyer with vision
- Far-reaching views to Pill and Beyond
- Village Location

GOODMAN & LILLEY

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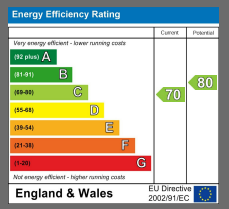

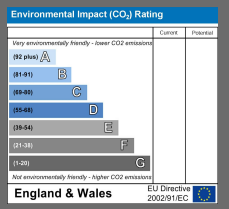

Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm