



78 BRADLEY CRESCENT,
BRISTOL, BS11 9SN

GOODMAN
& LILLEY



LOCATED IN THE HEART OF THE EVER-POPULAR VILLAGE OF SHIREHAMPTON, THIS TWO BEDROOM VICTORIAN PROPERTY OFFERS GENEROUS LIVING SPACE, CHARACTER FEATURES AND EXCELLENT ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS. WHILE IN NEED OF UPDATING, THE PROPERTY PRESENTS A FANTASTIC OPPORTUNITY FOR A BUYER TO CREATE A CHARMING HOME IN A HIGHLY SOUGHT-AFTER CENTRAL VILLAGE LOCATION.

Property Description

Situated in the heart of the ever-popular village of Shirehampton, this two bedroom Victorian terraced property offers generous and flexible accommodation and represents an exciting opportunity for a new owner to update and personalise a characterful home.

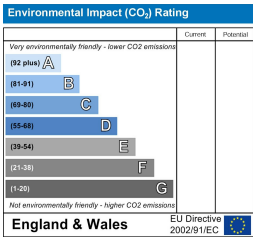
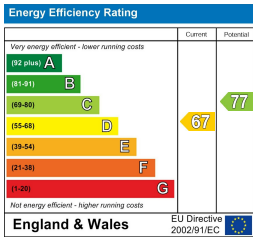
The ground floor is entered via an enclosed porch with stained glass window, leading into a welcoming hallway. To the front of the property is a spacious lounge featuring a fireplace and overlooking Bradley Crescent. To the rear is a dining area, which flows through to a rear sun room, providing additional reception space and access to the extended kitchen. A downstairs WC adds to the convenience and practicality of the layout.

To the first floor are two well-proportioned double bedrooms, both retaining fireplaces, with the master bedroom also benefiting from built-in storage. The accommodation is completed by a family bathroom comprising a low-level WC, wash basin and panelled bath with shower over. There is also loft access from the landing, offering further potential subject to the relevant consents.

Bradley Crescent has long been a popular location for first-time buyers and those seeking village living, thanks to its close proximity to local shops and amenities. Shirehampton itself boasts a village green, caf  s, butchers, greengrocers and supermarkets, while nearby King Weston Estate provides extensive green space leading through to Blaise Castle.

Transport links are excellent, with Shirehampton train station within walking distance, offering direct routes to Clifton and Bristol Temple Meads. The Portway provides fast access into the city centre by car or bus and is currently benefitting from improved cycle routes, while the motorway network is only a short drive away for travel further afield.

While the property is in need of modernisation, it offers fantastic potential to create a lovely and well-located home in one of Bristol’s most sought-after village settings.



- Two double bedroom Victorian terraced home
- Three reception rooms including rear sun room
- Extended kitchen
- Short walk to village shops, caf  s and amenities

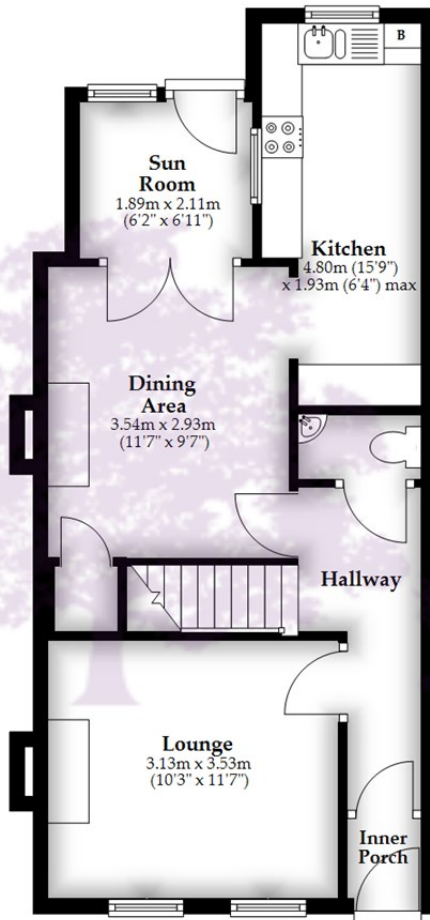
- Central village location in Shirehampton
- Downstairs WC
- Character features including fireplaces and stained glass porch
- Ideal for first-time buyers or those seeking village living



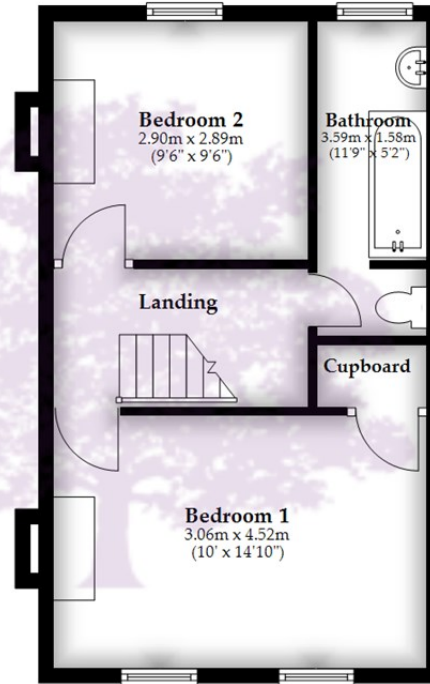
GUIDE PRICE £265,000



Ground Floor



First Floor



Total area: approx. 80.2 sq. metres (863.8 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.

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