



Portway, Shirehampton, Bristol BS11
£340,000

3-bed semi with south-facing garden | Freehold **UNDER OFFER**

The current owners of this three-bedroom semi (which was, we understand, originally built for the local constabulary) considered the convenient location to be important when they bought the house around 15 years ago, having easy access into Bristol via the A4 or out of town via the M5 Motorway which is about 5 minutes away. Since then things have only improved! The park and ride bus service is within walking distance, as is the local railway station offering trains, every half hour at peak times, into Bristol Temple Meads. The motorway network puts The Mall shopping centre within easy reach, and there are more shops in nearby Shirehampton Village and a convenience store just around the corner. Dog owners, or anyone who enjoys the great outdoors, will love the close proximity of the River Avon for leisurely walks. The house, too, has been greatly improved during its current ownership, with the installation of a new boiler (which has been regularly serviced), a security alarm system, loft insulation, the construction of a porch at the front, and a full rewire, all having taken place. The front garden has been converted to provide parking for three cars (and access onto the road is remarkably easy as the nearby traffic lights afford regular breaks in the flow of cars). The rear garden is a particularly special treat: south-facing, secluded and completely enclosed by relatively new fencing. And, to the side of the house, is an additional garden which would appear to lend possibilities of extending the house, providing additional off-street parking, or building a garage.

Council Tax Band: Band C (£2,084.65 per annum 2023/24)
Tenure: Freehold

GROUND FLOOR:

Storm Porch
Half double-glazed door and side window; window, also, to side; tiled floor; painted timber front door with glazed insert and double-glazed latticed side window into...

Entrance Hall
w: 13' 3" x l: 6' (w: 4.04m x l: 1.83m)
Staircase with painted timber banisters rising to first floor over storage recess; coving; picture rail; laminate flooring; phone pt; radiator.

Lounge
w: 13' 2" x l: 12' 5" (w: 4.01m x l: 3.78m)
Double-glazed window to front; marble-effect fireplace and hearth, with wood surround and fitted coal-effect gas fire inset; coving and picture rail; ceiling rose; radiator; door into...

Dining Room
w: 10' 4" x l: 9' 8" (w: 3.15m x l: 2.95m)
Double-glazed french doors to rear; coving; tiled floor; radiator; almost full-width archway into...

Kitchen
w: 10' 3" x l: 8' 8" (w: 3.12m x l: 2.64m)
Double-glazed window and half-glazed door to rear; range of fitted base and wall units in natural pine finish, with brass-colour handles, rolled-edge timber-effet worktops and tiled splashbacks; inset 1½-bowl single-drainer stainless steel sink with mixer tap; gas cooker pt; space for fridge/freezer; plumbing for washing machine; tiled floor.

FIRST FLOOR:

Landing
Painted timber balustrade; loft hatch; ceiling rose.

Bedroom One
w: 13' 3" x l: 10' 1" (w: 4.04m x l: 3.07m)
Double-glazed window to front; built-in cupboard housing Ideal Logic gas-fired combi boiler; heating programmer and thermostat; fitted bookshelves; double radiator.

Bedroom Two
w: 12' 1" x l: 10' 4" (w: 3.68m x l: 3.15m)
Double-glazed window to rear; radiator.

Bedroom Three
w: 9' 6" x l: 8' 6" (w: 2.9m x l: 2.59m)
Double-glazed window to front; full range of fitted floor-to-ceiling wardrobes along one wall; fitted desk with drawers; built-in overstairs storage cupboard; fitted shelf; radiator.

Bathroom
w: 6' 4" x l: 5' 9" (w: 1.93m x l: 1.75m)
Frosted double-glazed window to rear; period-style white suite, of scalloped design, comprising w.c., pedestal wash basin and panelled bath which has tiled surround, Gainsborough 850 shower, and curtain rail over; tiled floor; fitted shelves; radiator.

EXTERNAL:

Front Garden

Wide 5-bar wooden gate opens onto large gravel area with space to park 3 cars; raised flower borders and shrubs; high hedge surround; fence and gate to...

Side Garden

w: 22' x l: 11' (w: 6.71m x l: 3.35m)

Offering, it would seem, potential to extend the house, build a garage, provide additional hardstanding or, as now, have an extra bit of garden; mixture of gravel and concrete with several interesting shrubs and flowers; low fence and gate to...

Rear Garden

w: 57' x l: 32' (w: 17.37m x l: 9.75m)

South-facing, very secluded and a riot of colour all year round; large paved patio and lawn, plus gravel sitting-out area and paved path; extensive flower borders and beds, with impressive array of flowers and shrubs (including roses, hellebores, ribes, lilac bush, white rhododendron, ceanothus, clematis, forsythia, bella donna lilies, grey-leaved euryops, paper plant, Japanese laurel, wallflowers and irises), plus trees (including flowering cherry, pear, bay and palm); fenced so rear ad one side; walled to other side.

Shed

Brick-built under corrugated roof.

Outside WC

White w.c. with high-level flush cistern.

Potting Shed

w: 5' 11" x l: 5' 8" (w: 1.8m x l: 1.73m)

Door and window; brick-built under corrugated roof; power.

Hardstanding

A rear access lane from Hung Road provides additional potential parking beyond the fence.

GENERAL:

Tenure

Freehold.

Council Tax Band

Band C (£2,084.65 per annum 2023/24).

LOCATION:

The house is situated on the southerly side of the A4 Portway, meaning that it is conveniently set for access to the M5 motorway at Avonmouth (and therefore ideal for commuters needing to travel to the South West, South Wales, the Midlands and the North, and London and the East!). Travelling into the centre of Bristol is also good, with the local park and ride bus service and half-hourly trains from the nearby rail station, all within a short walk. There is a convenience store close by, more shops in Shirehampton Village (about 11 minutes by foot) and, of course, the motorway also provides quick access to The Mall shopping centre at Cribbs Causeway. St Bernards Catholic Primary School, less than 300 metres away, achieved a Good rating in its most recent Ofsted report, as did Shirehampton Primary which is about 563 metres away and Oasis Academy Brightstowe Secondary, about half a mile or 772 metres. There is a very popular local pub, The Lamplighters, and walks along the River Avon.

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

INTERESTED?

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.

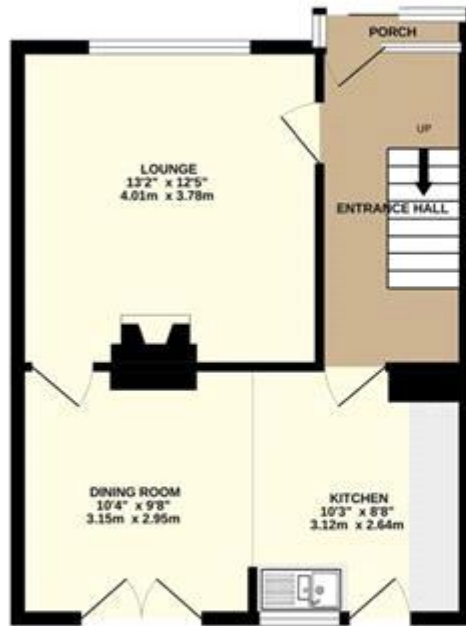


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

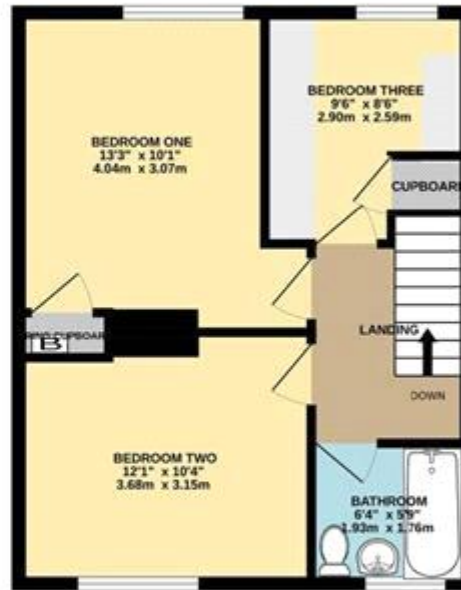




GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



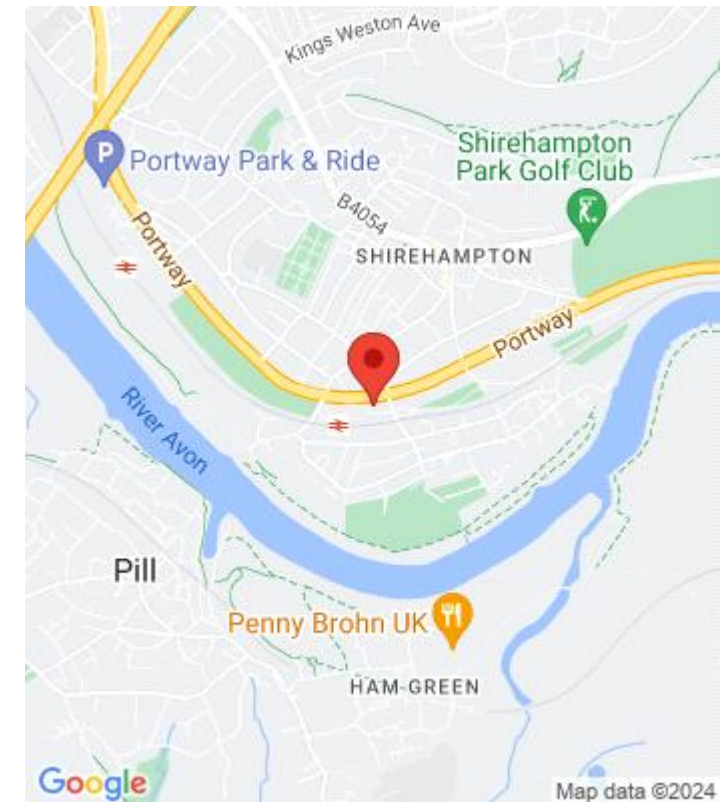
1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA - 853 sq.ft. (79.3 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.