



37 PARK HILL,
SHIREHAMPTON, BS11 0UH

**GOODMAN
& LILLEY**



AN EXCELLENT FIRST TIME BUY OR BUY TO LET OPPORTUNITY HAS ARISEN TO PURCHASE THIS GROUND FLOOR FLAT IN THE OLD POLICE STATION ON PARK HILL.

Entrance

uPVC door into lounge, beautiful original parquet flooring throughout.

Open Plan Living

Two uPVC double glazed windows to rear aspect, uPVC double glazed window to front aspect, electric fireplace, door into bedroom

Kitchen Area.. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel circular sink with mixer tap over. Plumbing for washing machine. Electric ceramic hob with stainless steel hood over, electric oven.

Bedroom 1

uPVC double glazed window to front aspect, door into bathroom

Bathroom

uPVC double glazed window to side aspect , L shaped bath with shower over, low level wc, wash hand sink in fitted vanity unit, cupboard housing water cylinder and shelving.

Communal gardens

There are gardens to front, rear and side, with steps down to a useful storage room.

Parking

There is allocated parking to the rear of the property

-
- No Onward Chain
 - New Bathroom
 - Parking Space
 - Ground Floor
 - One Double Bedroom
 - Newly Fitted Kitchen
 - First Time Buy
 - Village Location

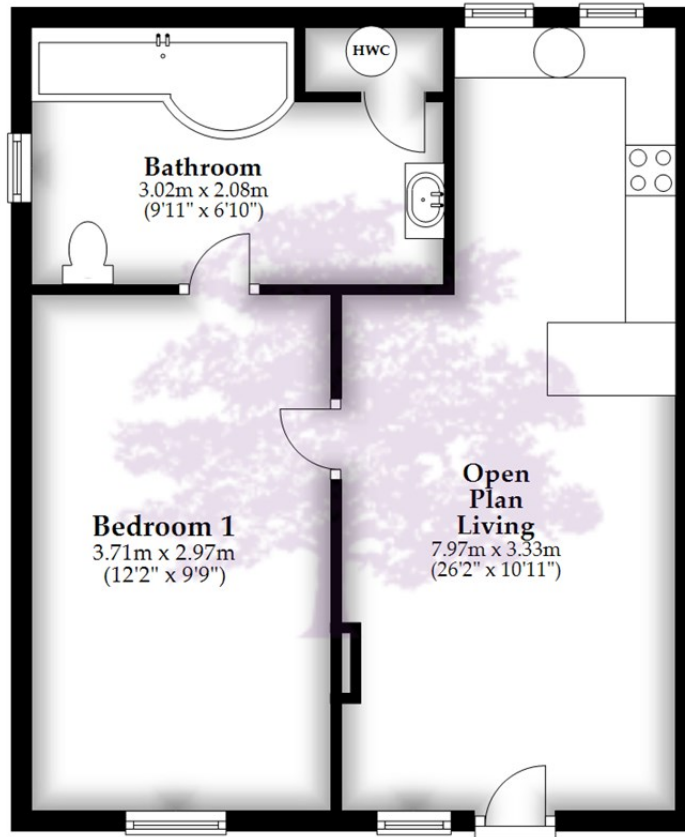


£165,000



Ground Floor

Approx. 51.4 sq. metres (553.8 sq. feet)



Total area: approx. 51.4 sq. metres (553.8 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.

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



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.