



211 CHARLTON BOULEVARD,
PATCHWAY, BS34 5AA

**GOODMAN
& LILLEY**







211 CHARLTON BOULEVARD

PATCHWAY BS34 5AA

OFFERS IN EXCESS OF £425,000

A superb end of terrace townhouse offering generous, well appointed accommodation to include four double bedrooms, master with en suite, separate bathroom, downstairs cloakroom, 20ft open plan living and a modern fitted kitchen. Further benefiting from gardens, garage and off street parking space.

Viewing is recommended to fully appreciate all that is on offer here.

Location

A wonderfully convenient location with excellent transport links including the Metro Bus, the A38 leading to the M4/M5 interchange and access into the City, in addition Cribbs Causeway is close offering an abundance of amenities and Aztec West Business Park nearby.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

Access is via a front door to the entrance hallway with stairs rising to the first floor and doors to the ground floor rooms. The ground floor offers a cloakroom / wc, fitted with toilet and a wash basin, there is a modern kitchen with fitted units, work surfacing, a sink and integrated appliances. The ground floor is finished with a wonderful open plan living area of just over 20 feet having space for sitting and dining areas and a double glazed bay with double doors out to the rear garden.

First Floor

The first floor rooms are off of the landing area which has stairs continuing up to the second floor. The master bedroom being a good sized double room is to the rear of the property and has an en suite shower room and there is a second double bedroom to the front.

Second Floor

The second floor offers two further double bedrooms and a modern bathroom.

Outside

Gardens / Garage / Off Street Parking

The rear garden offers good entertaining space set over two levels with steps between. The garden also provides access to the rear and an off street parking space and single garage. The single garage has power.

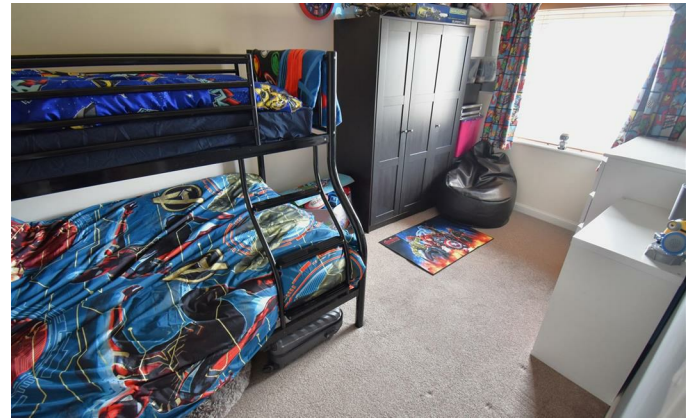
- Generous Modern Townhouse
- 20Ft Open Plan Living Area
- Garage / Off Street Parking

- Four Double Bedrooms
- Modern Kitchen / Bathrooms
- Gardens

- Master En Suite
- Excellent / Convenient Location





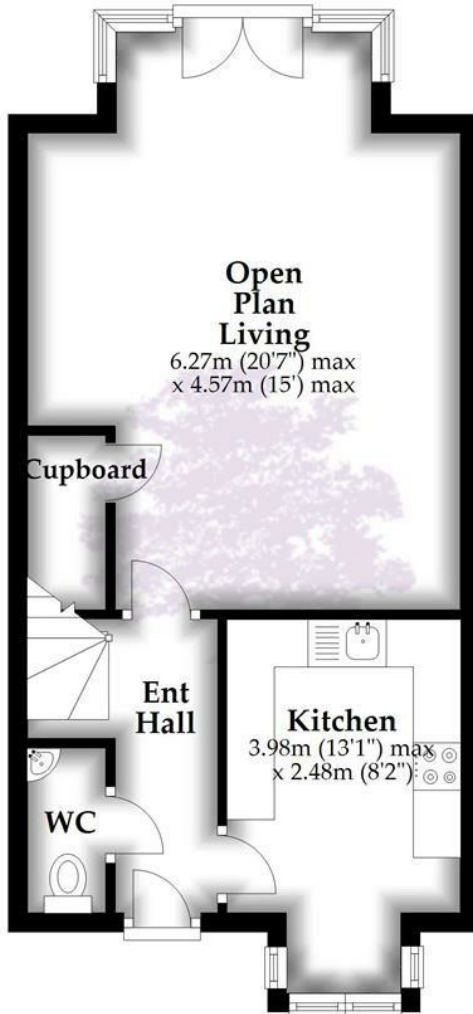


GOODMAN
& LILLEY



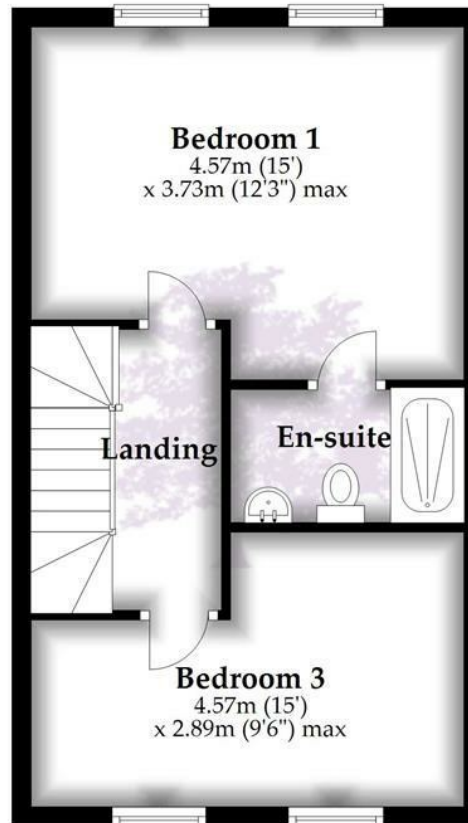
Ground Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



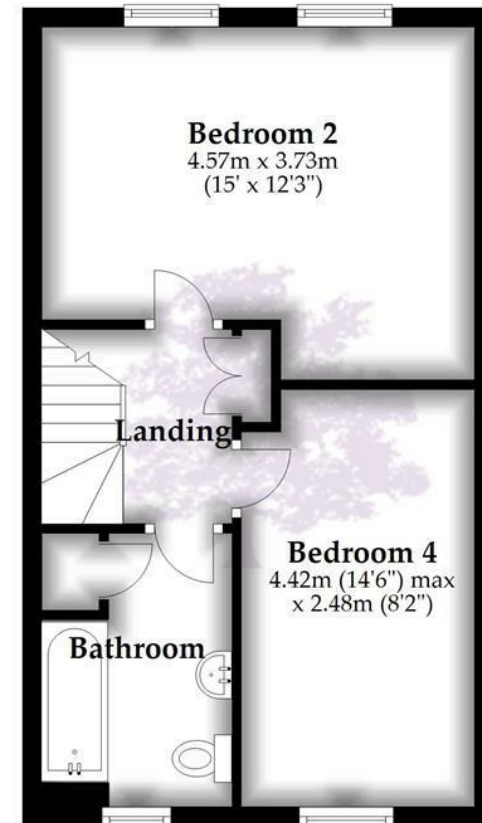
First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



Second Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



Total area: approx. 116.4 sq. metres (1253.3 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

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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.



rightmove

Zoopla