



ASKING PRICE

£450,000

Avon Way

Portishead, Bristol, BS20 6LU

PROPERTY SUMMARY

The ground floor comprises of an entrance hallway which provides access into a study / bedroom four to your left and the spacious kitchen / breakfast room on the right. The kitchen itself is fitted with a range of wall / base units and integral appliances ideal for culinary enthusiasts and acts as the heart of the home. Just off the kitchen is a utility room which has space for a washing machine / tumble dryer and houses the Gas Combination Worcester Boiler. The impressive lounge / diner / family room forms part of the extension of the property and is a fantastic space for hosting friends and family with windows overlooking the front aspect. There are French doors leading into the rear garden which allow natural light to filter in and create a bright and welcoming atmosphere. There is also underfloor heating in the extended part of the property. A downstairs shower room completes the ground floor.

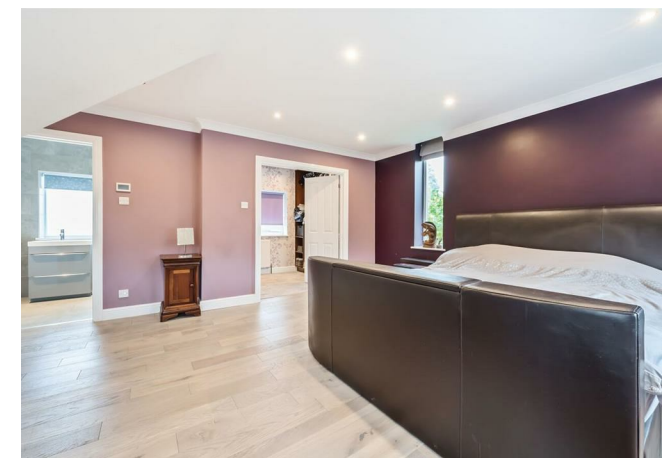
Upstairs you will find a large landing providing access to three double bedrooms. The principle bedroom boasts a walk in wardrobe along with an en-suite bathroom and there is a spacious family shower room on this floor. A staircase on the landing takes you up to a converted loft room.

The property has an extensive block paved driveway to the front which provides parking for multiple vehicles and there is a small outbuilding to the right that could accommodate a small vehicle. The rear garden is private with a large decking area ideal for entertaining guests during the Summer and a lawned area. The garden is fully enclosed via fencing.

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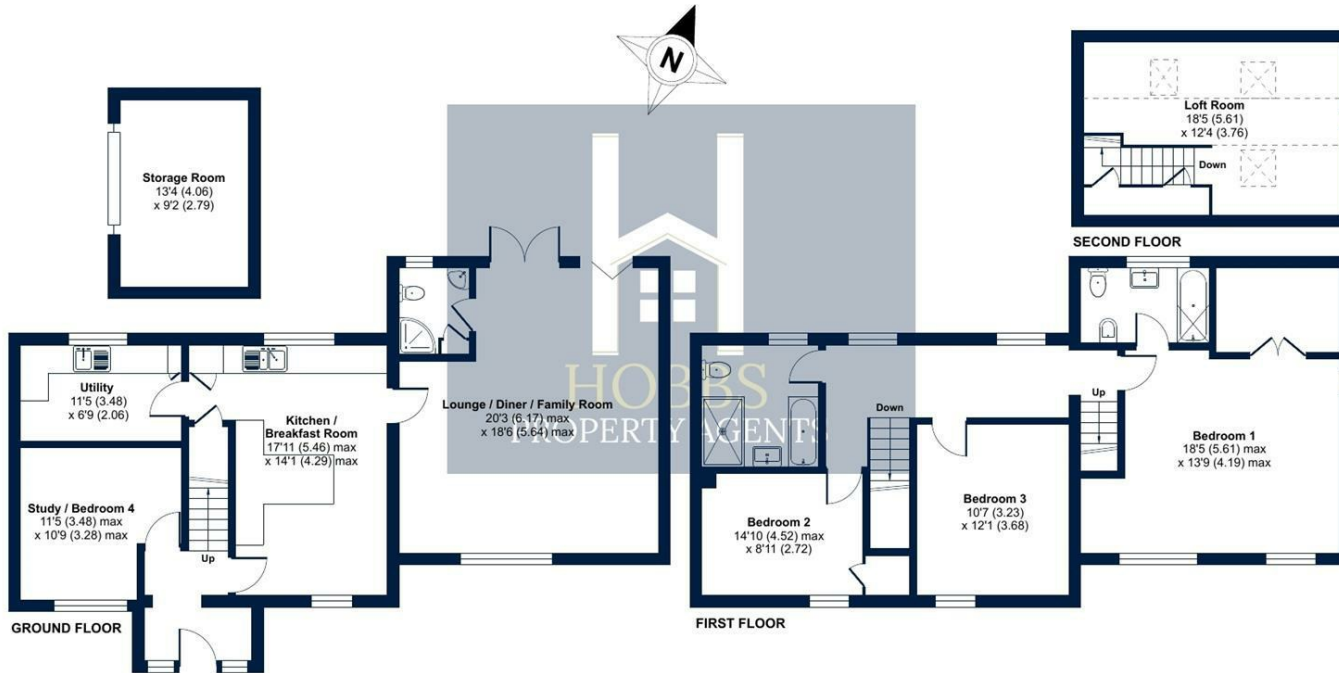


Avon Way, Portishead, Bristol, BS20

Approximate Area = 1808 sq ft / 167.9 sq m
 Limited Use Area(s) = 167 sq ft / 15.5 sq m
 Storage Room = 122 sq ft / 11.3 sq m
 Total = 2097 sq ft / 194.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Hobbs Property Agents Limited. REF: 1110685

LOCAL AUTHORITY
North Somerset Council

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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