



3 ALVESTON WALK,
SEA MILLS, BS9 2NJ

**GOODMAN
& LILLEY**



THIS SUPERB 4 BEDROOM SEMI DETACHED FAMILY HOME IS LOCATED IN A DESIRABLE ROAD OFFERING CONVENIENT ACCESS TO THE SEA MILLS CRESCENT, LOCAL SCHOOLS, SEA MILLS TRAIN STATION, PUBLIC TRANSPORT AND ACCESS TO ROADWAYS LINKING TO BRISTOL CITY CENTRE AND MOTORWAY NETWORKS.

Porch

Door to side, window to front aspect, door leading to entrance hall, stairs rising to first floor.

Lounge

Window to front aspect, fireplace, double doors leading to the rear garden

WC

Window to rear aspect, low level wc, wash hand basin

Kitchen/Diner

Window to front aspect, window to side, french doors leading into the rear garden. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over, plumbing for washing machine, electric cooker.

First Floor Landing

Doors leading to all rooms, access to loft space

Bedroom

Window to front aspect

Bedroom

Window to rear aspect

Bathroom

Window to rear aspect. Corner bath with electric shower over, pedestal sink, low level wc.

Bedroom

Window to front aspect

Bedroom

Window to rear aspect

Gardens

There are gardens to the front, side and rear of the property. The rear is mainly laid to lawn with shrubs and plants and a raised decking area.

Parking

There is parking to the front of the property.

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- 4 Bedrooms
 - Off Street Parking
 - Quiet Location
 - EPC - D
 - Kitchen/Diner
 - Mature Garden
 - Far Reaching Views
 - Downstairs W/C

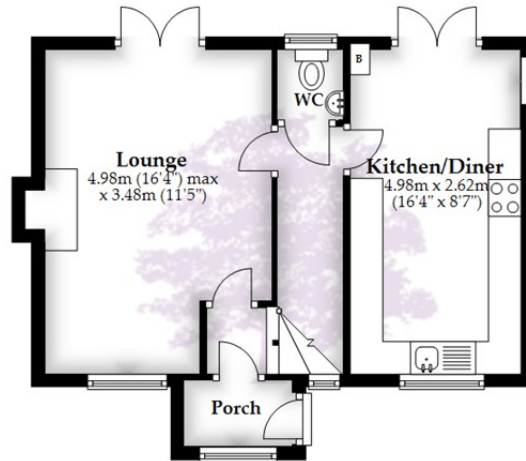


£390,000



Ground Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



Total area: approx. 75.5 sq. metres (812.7 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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