



657 Portway, Avonmouth, BS11 9LJ

£265,000

**GOODMAN  
& LILLEY**



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 657 Portway, Avonmouth, BS11 9LJ

This spacious three bedroomed British Iron & Steel Federation semi detached home is located on the very popular Portway in Avonmouth.

The accommodation consists of: Entrance hall, lounge, kitchen and dining room, wc, utility room, landing, three bedrooms and family bathroom. Externally there is a sizeable easy to maintain south facing rear garden, side access and a garden to the front. The property is in a popular location on the Portway due to its close proximity to all local amenities, schools and transport links. BISF houses construction were accelerated after WW2 to meet the needs of housing demands

This type of property is very popular due to the great size and price. Mortgage lending on these style of houses can be restricted so please ensure this is checked prior to purchase.

The property is conveniently located for the Portway Park and ride, Shirehampton and Avonmouth train station, the Portway A4 taking you straight into Bristol City Centre and the M4/5, the nearby village shops of Avonmouth and Shirehampton, pubs, cafes, schools and health centre.

Viewing is highly recommended to fully appreciate the accommodation on offer here. Call, Click or Come in and visit our experienced sales team-0117 2130333 / shire@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: Bristol City Council

Council Tax Band: B

Services: Electric, Water, Gas, Mains Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 0117 2130333

- B.I.S.F Property
- 2 Reception Rooms

- Great Size South Facing Garden
- Great Transport Links
- Close to all Local Amenities.
- Double Glazing and Gas Heating System
- Local Schools Nearby
- Three Bedroom Semi-Detached House

### Hallway

Entrance via composite door, radiator, stairs rising to first floor.,

### Lounge

12'2" x 13'10"  
uPVC double glazed window to front aspect, feature fireplace with brick surround and electric fire, door leading into dining room.

### Dining Room

10'3" x 9'0"  
uPVC double glazed patio doors leading into the rear garden, opening into kitchen

### Kitchen

10'3" x 8'8"  
uPVC window to rear aspect, fitted with a range of wall and base units with roll top work surfaces. Enamel sink with mixer tap over, plumbing for washing machine, door leading to utility room,

### Utility Room

17'9" x 4'2"  
uPVC double glazed window to side aspect, Combi-Boiler, door leading to side garden.

### WC

uPVC double glazed window to side aspect, low level wc.

### Landing

uPVC double glazed window to side aspect, access to loft space.

### Bedroom 1

8'8" x 13'7"  
uPVC double glazed window to front aspect, radiator

### Bedroom 2

12'2" x 13'7"  
uPVC double glazed window to rear aspect, radiator, storage cupboard.

### Bathroom

7'1" x 5'8"  
uPVC double glazed window to rear aspect, panel bath with shower over, pedestal sink, low level wc, radiator

### Bedroom 3

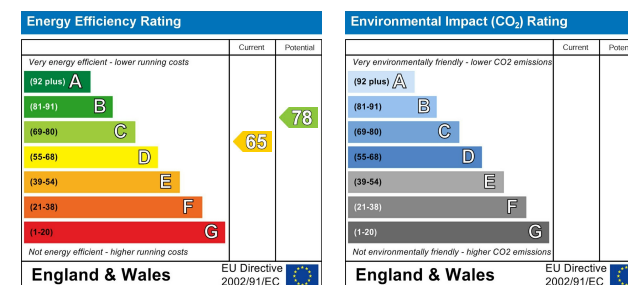
9'2" x 8'7"  
uPVC double glazed window to front aspect, radiator,

### Gardens

There are large easy to maintain sunny gardens to the rear that are mainly laid to patio, there is a shingle area and side access to the front.

### Parking

There is parking to the front for 1 vehicle.



### Bristol

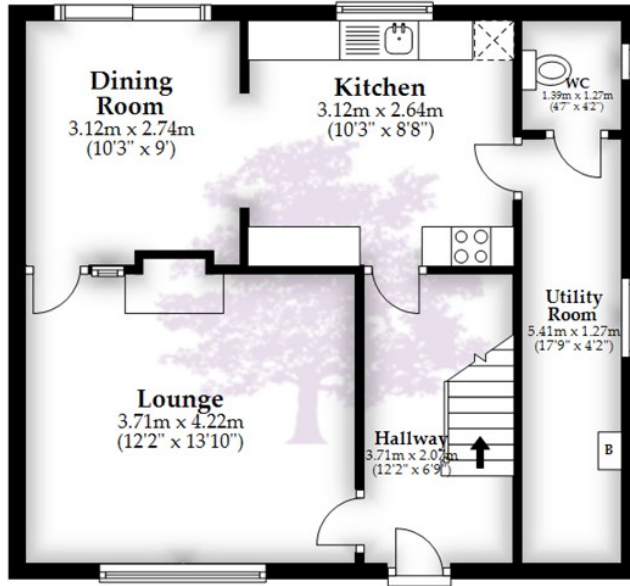
9 High Street, Shirehampton  
Bristol BS11 0DT  
01172 130333

[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)



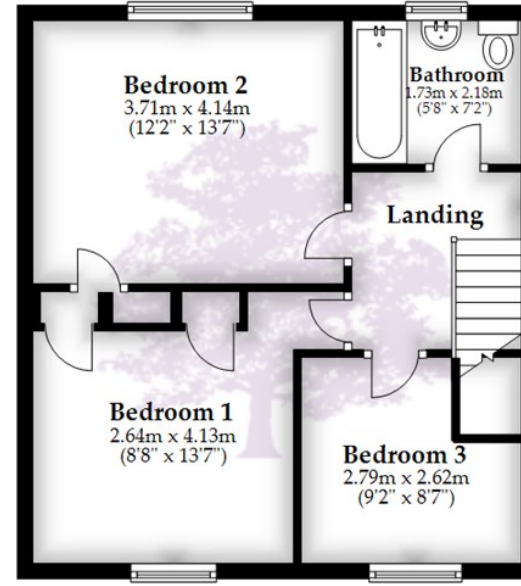
### Ground Floor

Approx. 50.9 sq. metres (547.4 sq. feet)



### First Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



Total area: approx. 98.5 sq. metres (1060.6 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.



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 and 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.