



3 Maiden Way, Avonmouth, BS11 9PA

£245,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

### 3 Maiden Way, Avonmouth, BS11 9PA

This very spacious three bedroomed British Iron & Steel Federation semi detached family home is located just off the very popular Portway in a cul-de-sac in Maiden Way.

The accommodation consists of: Entrance Porch, hall, lounge, kitchen/dining room, wc, landing, three bedrooms and a family bathroom. Externally there is a sizeable rear garden, side access through the garage/storage room and a garden to the front. There is also plenty of parking to the front. BISF houses construction were accelerated after WW2 to meet the needs of the short housing demands.

This type of property is very popular due to the great size and price.

Mortgage lending on these style of houses ( BISF ) 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

- Three Bedroom Semi-Detached.
- Onward chain already agreed
- Close to all Local Amenities
- Private Gardens
- Cul-de-Sac Location
- Local Schools Nearby
- Garage and Parking
- Great Size Property

#### Porch

Porch to front aspect, uPVC double glazed door leading into hallway, stairs rising to first floor.

#### Hallway

Door into lounge, stairs to first floor

#### Lounge

12'1" x 17'9"

uPVC double glazed window to front aspect, feature fireplace with electric fire , opening to dining room.

#### Dining Room

10'3" x 9'0"

Sliding patio doors leading into rear garden, opening into kitchen.

#### Kitchen

10'3" x 8'8"

uPVC double glazed window to rear aspect, fitted with a range of wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, combi-boiler, gas cooker, door leading into garage.

#### WC

Low level wc

#### Garage/Storage Room

38'0" x 9'3"

Access via an up and over door, window to side aspect, rear courtesy door leading into the rear garden.

#### Landing

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

#### Bedroom 1

8'8" x 13'6"

uPVC double glazed window to rear aspect, radiator

#### Bathroom

uPVC double glazed window to rear aspect, panel bath with shower over, low level wc, pedestal sink.

#### Bedroom 2

11'9" x 11'2"

uPVC double glazed window to front aspect, fitted cupboards, radiator

#### Bedroom 3

9'7" x 8'1"

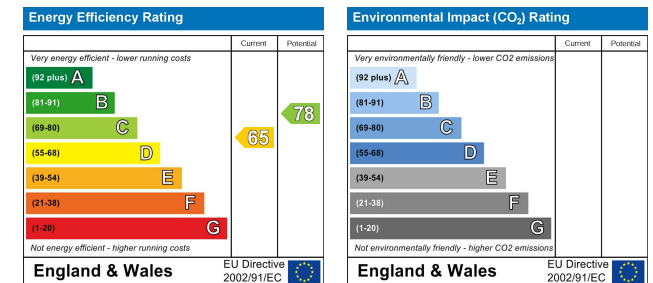
uPVC double glazed window to front aspect, radiator, overstairs fitted bed

#### Gardens

There are gardens to the rear that are mainly laid to lawn with border shrubs and plants and a good size patio area.

#### Parking

There is a garage to the side of the property and parking to the front for at least 2 vehicles.



Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

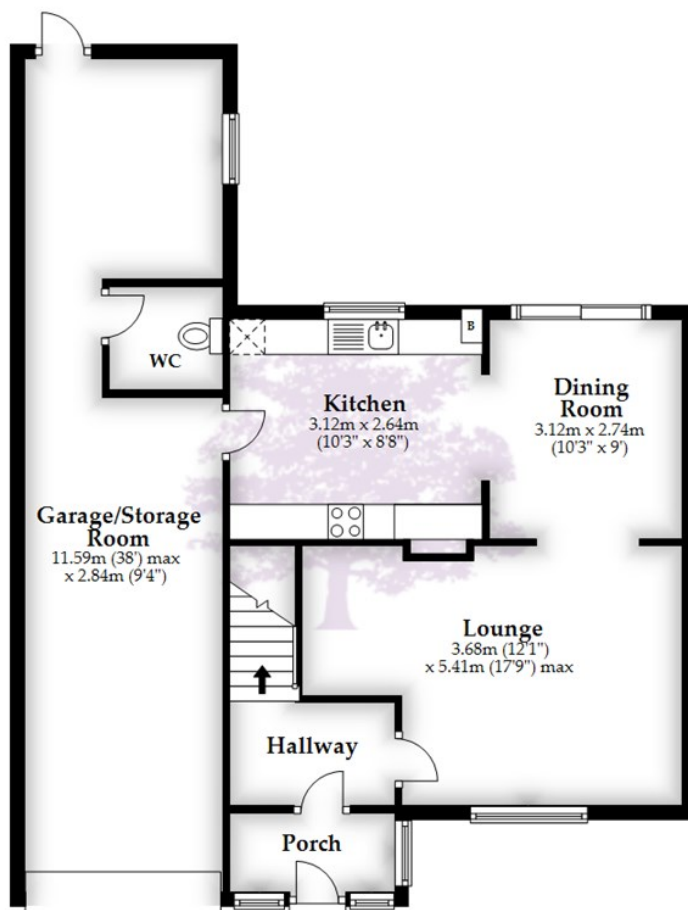
01172 130333

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



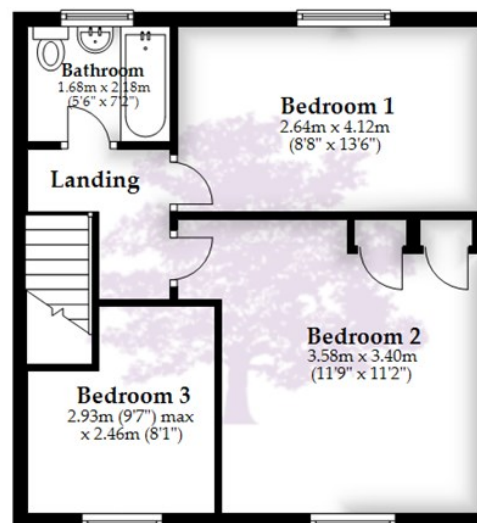
### Ground Floor

Approx. 73.5 sq. metres (791.1 sq. feet)



### First Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



Total area: approx. 115.6 sq. metres (1244.8 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.



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.