



19 AVONWOOD CLOSE,
SHIREHAMPTON, BS11 0EG

**GOODMAN
& LILLEY**



OFFERING FOR SALE AN IMMACULATELY PRESENTED THREE BEDROOM MID TERRACE HOME LOCATED IN THE EVER POPULAR AVONWOOD CLOSE WHICH IS A QUIET AND SOUGHT AFTER CUL DE SAC IN THE POPULAR VILLAGE OF SHIREHAMPTON. THE PROPERTY OFFERS GOOD SIZED, LIGHT AND AIRY LIVING SPACE THROUGHOUT.

Porch

Via uPVC door into porch, door to side cupboard housing Combi-Boiler.

Entrance Hall

Door into hallway, radiator, stairs rising to first floor.

Kitchen/Breakfast Room

uPVC double glazed window to front aspect. Fitted with a range of wall and base units with roll top work surfaces. One and a half bowl stainless steel sink with mixer tap over. Gas cooker, plumbing for washing machine and dish washer. Understairs cupboard.

Lounge/Diner

Full size uPVC patio doors leading into the rear garden, gas feature fireplace

First Floor Landing

Access to boarded and insulated loft space via a pull down ladder.

Bedroom 1

uPVC double glazed window to front aspect, cupboard, radiator

Bedroom 2

uPVC double glazed window to rear aspect, sliding door into built in wardrobe, radiator.

Shower Room

uPVC double glazed window to front aspect. Four piece bathroom, comprising of double shower enclosure, bidet, low level wc, pedestal sink, radiator.

Bedroom 3

uPVC double glazed window to rear aspect, radiator.

Gardens

There are gardens to the front and rear. The rear garden is mainly laid to patio, a lawned area with border plants and shrubs, there is also rear access.

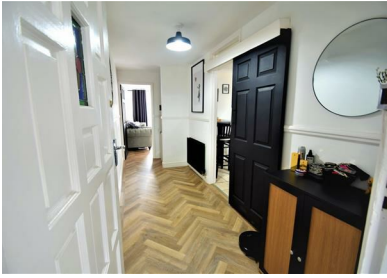
Parking

There is parking to the front for upto 3 cars and there is also a garage in the block.

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- Cul-de-Sac Location in Avonwood Close
 - Three Bedrooms
 - South East Facing Garden
 - Four Piece Bathroom
 - Close to all Schools
 - Immaculately Presented
 - Parking and a Garage
 - Refurbished Fitted Kitchen
 - Village Location
 - Close to all Local Transport Links

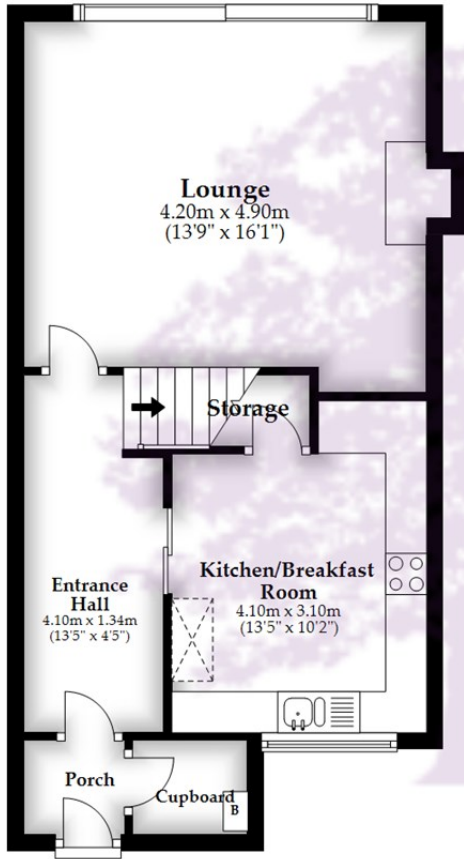


£339,950



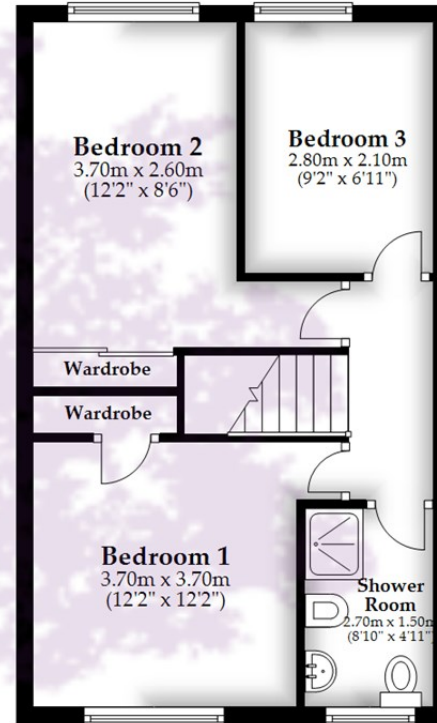
Ground Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.8 sq. feet)



Total area: approx. 90.5 sq. metres (973.7 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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