



12 KING STREET,
BRISTOL, BS11 9AW

**GOODMAN
& LILLEY**



A LOVELY PRESENTED MODERN HOME IN THE INCREASINGLY POPULAR AVONMOUTH VILLAGE, THIS THREE DOUBLE BEDROOM LINK SEMI-DETACHED HOME IS SITUATED ON KING STREET. THE ROAD IS HINTED TO BE NAMED AFTER SQUIRE MILES FRIEND EDWARD VII, OTHER SOURCES NAME IT AFTER A LOCAL TUGBOAT COMPANY C. J. KING AND SONS.

Entrance Vestible

Entrance via brand new fitted door into porch , door into lounge

Lounge

uPVC double glazed window to front aspect,, newly fitted electric fire. Stairs rising to first floor landing

Kitchen

uPVC double glazed window to side aspect, opening into conservatory, fitted with a range of wall and base units, stainless steel gas hob, stainless steel electric double oven, white belfast sink with mixer tap over, plumbing for washing machine and tumble dryer.

Conservatory

Full size conservatory, with a range of work units with uPVC windows to side, patio doors leading into rear garden.

First Floor Landing

Access into loft space, doors into all rooms.

Bedroom One

uPVC double glazed window to front aspect, fitted wardrobes.

Bedroom Two

uPVC double glazed window to front aspect,

Bedroom Three

uPVC double glazed window to rear aspect.

Bathroom

Double shower enclosure, enclosed wc in unit, pedestal sink, fully tiled.

Gardens

The gardens to the front are open plan, the rear is enclosed by a wall with mature plants and shrubs, a patio area and courtesy door into the garage.

Parking

There is a double garage to the rear of the property with a workshop in and power and lighting.

-
- Three Double Bedrooms
 - Including lots of Furniture
 - Lovely Sunny Gardens
 - Great Links to Motorway Network
 - Double Glazing and Gas Heating
 - Conservatory
 - Garage and Parking
 - Cul De Sac Location

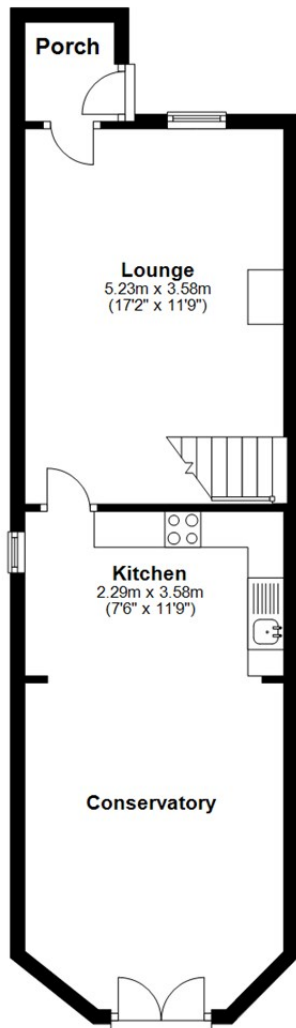


£285,000



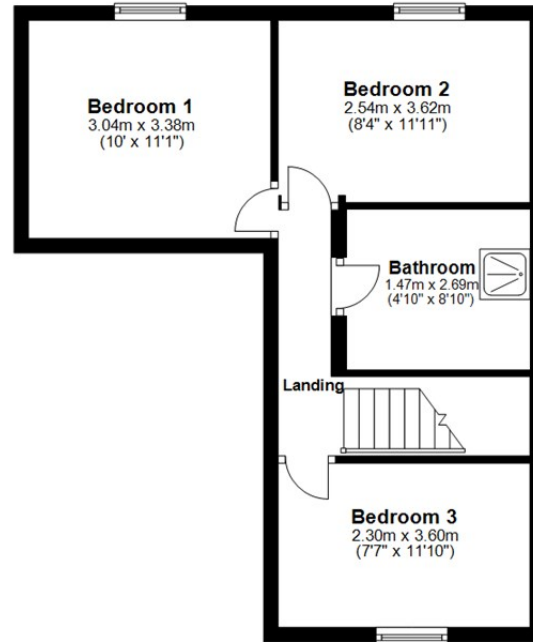
Ground Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



First Floor

Approx. -0.2 sq. metres (-2.4 sq. feet)



Total area: approx. 45.0 sq. metres (483.9 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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 & 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.