



5 DAVIS STREET,  
AVONMOUTH, BS11 9JN

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**GOODMAN  
& LILLEY**



## THIS SUPERB TWO DOUBLE BEDROOM FAMILY HOME HAS BEEN LOVINGLY CARED FOR BY THE EXISTING OWNER AND OFFERS MODERN AND STYLISH DECOR.

### Hallway

uPVC entrance door, doors to dining area and leading on to kitchen, cupboard housing electrical board. dado rail and feature arch corbels.

### Dining Area

Double doors leading to reception room, open plan leading to lounge, coving, chimney breast, radiator

### Lounge

Two uPVC double glazed windows to front aspect, chimney breast, open plan from dining area, radiator

### Kitchen

uPVC double glazed window to side aspect, door leading to extra reception room, a mixture of eye level and ground floor storage units with roll top work surfaces, one and half stainless steel sink with drainer and swan neck mixer tap over, 5 ring gas hob with extractor over, oven and grill, space for fridge freezer, tiled flooring,

### Reception Room

Two skylights, uPVC double doors leading out to garden, radiator

### W/C and Utility area

uPVC double glazed window to rear aspect, semi tiled, low level toilet, pedestal basin, space for washing machine and tumble dryer, tiled flooring and loft hatch

### Landing

Access to all first floor rooms, loft hatch

### Bedroom

Three uPVC double glazed windows to front aspect, coving, radiator, chimney breast

### Bedroom

uPVC double glazed window to rear aspect, coving, radiator, chimney breast

### Bathroom

uPVC double glazed window to side aspect, partly tiled, large shower with rainfall shower head and mixer bar control, low level toilet, pedestal basin , free standing bath with mixer tap over, heated towel rail, extractor fan and wall lighting

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- No onward chain
  - Downstairs W/C & utility space
  - Large bathroom
  - Great entertaining space
  - 3 reception rooms
  - Two double bedrooms
  - Close to village amenities
  - Velux windows to roof space

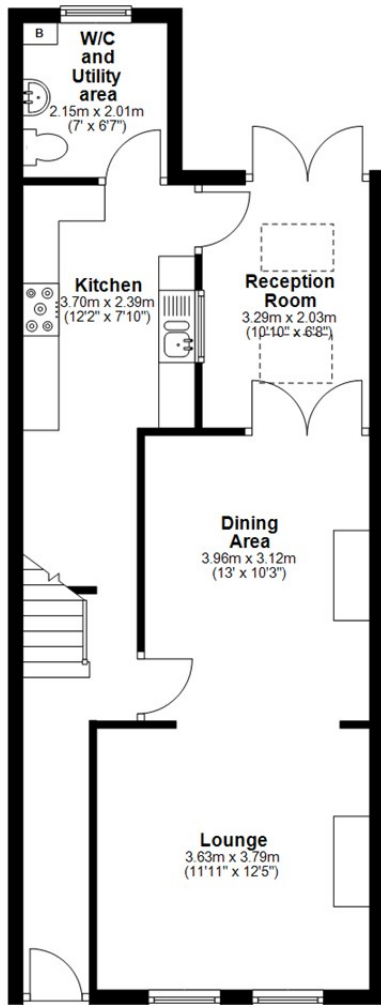


£270,000



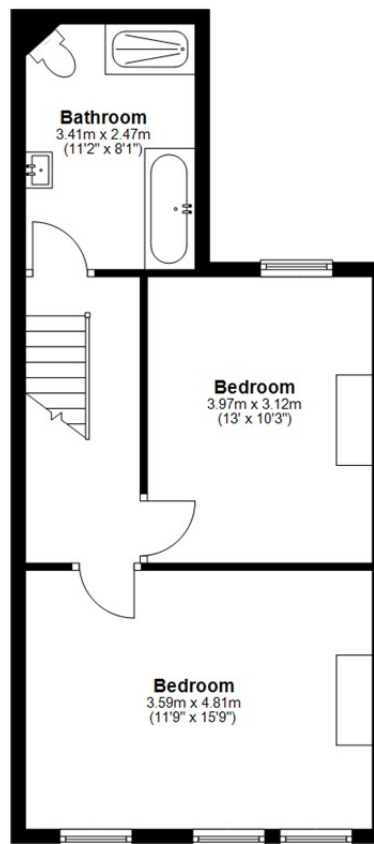
## Ground Floor

Approx. 1.8 sq. metres (19.6 sq. feet)



## First Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



Total area: approx. 46.9 sq. metres (504.9 sq. feet)

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