



25 JUTLAND ROAD,  
AVONMOUTH, BS11 9ER

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**GOODMAN  
& LILLEY**



THIS THREE - BEDROOM TERRACED PROPERTY SET ON A CONVENIENT CUL-DE-SAC IS A HAVEN FOR FIRST-TIME HOMEOWNERS SEEKING A PERFECT BLEND OF STYLE AND COMFORT.

### Entrance Hall

Entrance door into hallway with transom window over, cupboard, radiator, under stairs storage

### Lounge

Two uPVC double glazed windows to front aspect, Chimney breast, radiator,

### Kitchen/Breakfast Room

uPVC double glazed window and double doors to rear aspect, three skylights over kitchen area, a mixture of eye level and low level storage cupboards with role top work surfaces, gas hob over oven, tiled splash back and stainless steel extractor fan, space for dishwasher, washing machine and tumble dryer, one and half stainless steel kitchen sink with drainer and swan neck mixer tap over, island with breakfast bar and storage under, spot lighting, radiator and tiled flooring, the snug area has a chimney breast and is carpeted, radiator, thermostat.

### Bedroom 1

two uPVC double glazed windows to front aspect, chimney breast, radiator.

### Bedroom 2

uPVC double glazed window to rear aspect, chimney breast, storage cupboards, radiator.

### Bedroom 3

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

### Bathroom

uPVC double glazed window to front aspect, panel bath with shower over, mixer bar temperature control, fully tiled, under floor heating, low level toilet, hand wash basin, extractor fan, spot lighting, heated towel rail

### Garden

The southerly facing garden is mainly laid to lawn with a path to the rear gate and a raised bed area, an outbuilding that has 2 windows, electric and lighting.

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- Fabulous extended kitchen/diner
  - 3 Bedrooms
  - Outbuilding with power and lighting
  - Cul de sac location
  - Seperate reception room
  - Presented in immaculate condition
  - Fitted bathroom with under floor heating
  - Short walk to village ammenities

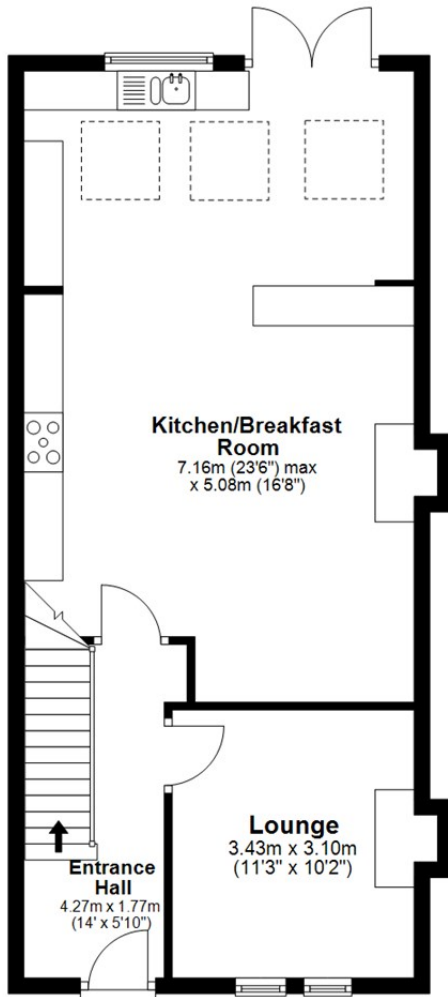


£290,000



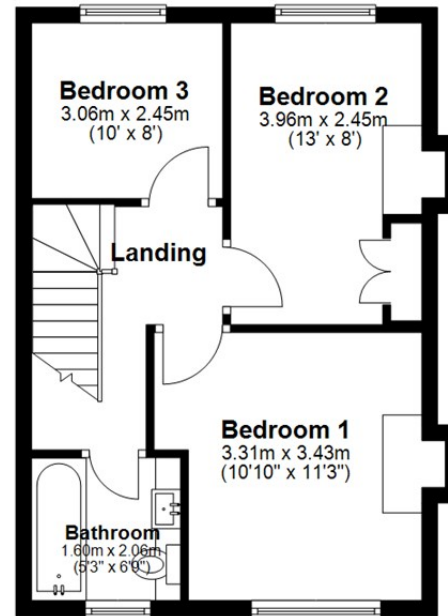
## Ground Floor

Approx. 58.3 sq. metres (627.1 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 96.8 sq. metres (1042.4 sq. feet)

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