



25 Meadow Street, , BS11 9AS

£239,950

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



## 25 Meadow Street, BS11 9AS

Welcome to Meadow Street, Avonmouth - a charming village location perfect for those seeking a first home. This delightful 2-bedroom end of terrace house is a gem waiting to be discovered.

Step inside this property and be amazed by the total refurbishment it has undergone, boasting new electrics throughout. The house features 1 reception room, ideal for entertaining guests or simply relaxing after a long day. With 2 cosy bedrooms, there's plenty of space for a small family or those looking for a spare room to convert into a home office.

Convenience is key with this property, as it is located close to the train station and bus stops, making commuting a breeze. The absence of an onward chain means you can move in hassle-free and start enjoying your new home right away. The accommodation comprises of, entrance hall, living/dining room and kitchen. To the first floor there are two bedrooms, a bathroom with a separate WC. There is also a small court yard to the rear.

The location is a real plus with the park and ride, train station, village shops, good schools nearby and motorway network all close to the property and easy access to the M4/5 and ring road for great transport links both in and out of the city, this property further benefits from great local amenities, eateries, cafes and local pubs.

Call, click or come in and visit our experienced sales team- 01172130333/  
shire@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: TBC

Services: Mains Gas, Water, Drainage and Electric.

- No Onward Chain

- Fully Refurbished Throughout
- 2 Bedroom End of Terrace
- Village Location
- Gas Heating and Double Glazing
- Lounge/Dining Room
- Courtyard to Rear.
- New Electrics Throughout

### Entrance Hall

Via UPVC door, stairs rising to first floor, doors to:

### Kitchen

10'3" x 10'3"

UPVC door and window to rear aspect. New fitted kitchen with a range of wall and base units and roll top work surfaces, stainless steel electric cooker, electric hob with stainless steel extractor over. Combi boiler, stainless steel sink with mixer tap over, plumbing for washing machine.

### Lounge/Dining Room

17'0" x 14'8"

Two windows to side aspect, window to front, fireplace, Storage cupboard, door leading into kitchen

### Landing

Window to front aspect, access to loft space.

### WC

Low level wc

### Bathroom

6'6" x 6'6"

Window to side aspect, panel bath with shower over, pedestal sink.

### Bedroom 1

9'9" x 16'5"

Window to front, fireplace, Storage cupboard, radiator

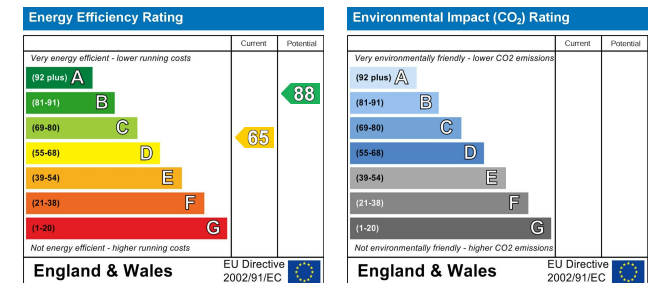
### Bedroom 2

7'3" x 10'6"

Window to front aspect, radiator

### Garden

There is a small courtyard to the rear of the property accessed via the kitchen.



Bristol

9 High Street, Shirehampton

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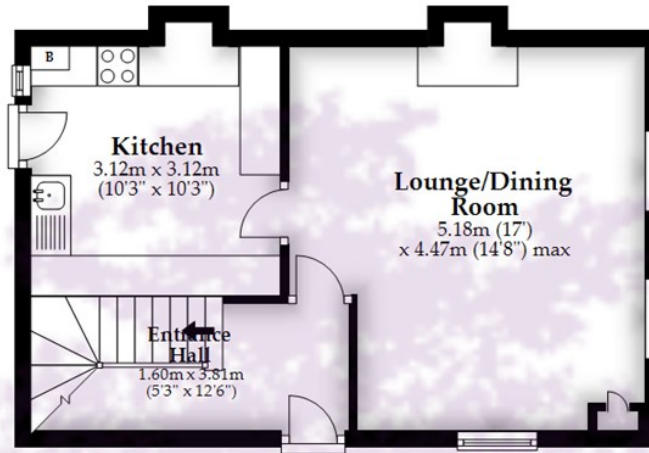
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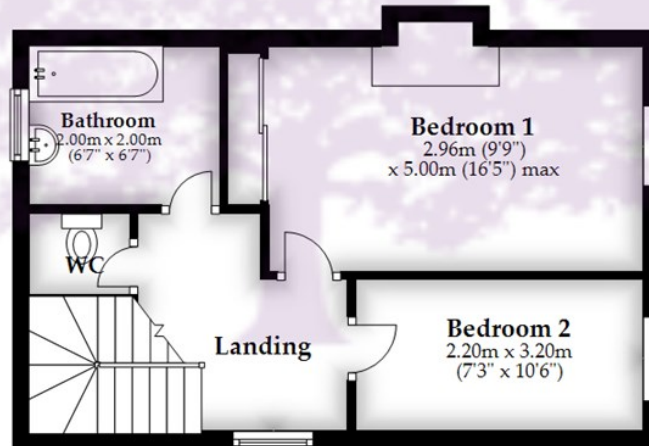
## Ground Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



## First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 72.7 sq. metres (782.3 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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