



44 COOK STREET,
AVONMOUTH, BS11 9JX

**GOODMAN
& LILLEY**



POSITIONED ON THE PLEASANT ROAD OF COOK STREET, AVONMOUTH, THIS GABLE FRONTED TERRACED HOUSE IS A GEM WAITING TO BE DISCOVERED. BOASTING TWO RECEPTION ROOMS AND EXTENDED KITCHEN/DINER AND TWO COSY BEDROOMS, THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND IS READY FOR YOU TO MAKE IT YOUR OWN WITHOUT ANY DELAYS.

Hallway

Gas and Electric meters, doors leading to lounge and reception room, stairs leading to first floor.

Lounge

uPVC double glazed box window to front aspect, spot lighting, radiator, feature coving and chimney breast.

Reception Room

Electric fireplace, radiator, understairs storage, feature coving.

Kitchen/Diner

uPVC double glazed rear doors and windows to rear aspect, skylight, 3 light fittings, tiled flooring, a mixture of eye level and low level storage units with roll top work surfaces, tiled splash back, stainless steel sink with swan neck mixer tap and drainer, electric hob over over and stainless steel extractor fan, space for washing machine, fridge and freezer.

Bedroom 1

uPVC double glazed window to front aspect, chimney breast, radiator, feature coving,

Bedroom 2

uPVC double glazed window to rear aspect, Storage cupboard, radiator.

Bathroom

uPVC double glazed window to rear aspect, fully tiled, spot lighting, low level toilet with push button flush, electric shower with raised shower tray, pedestal basin with mixer tap, radiator, storage cupboard housing combi boiler.

Gardens

The property is set back from the road, situated behind a walled front is a stoned area and path leading to the sheltered front door.

To the rear is a low maintenance garden with a raised decking area and a rear gate leading to the back lane.

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- No onward chain
 - Two other reception rooms
 - Fantastic transport links
 - Two bedrooms
 - Council Tax - B
 - Extended kitchen/diner with velux window
 - Low maintenance garden
 - Combi boiler
 - Close to local amenities

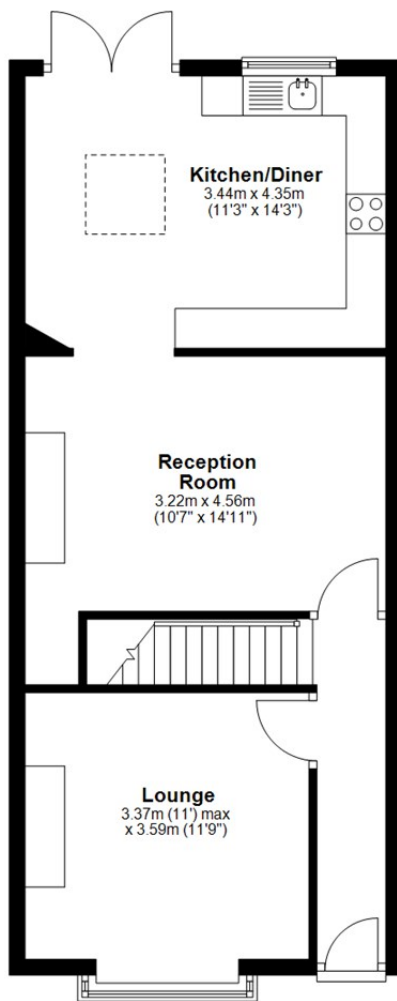


£250,000



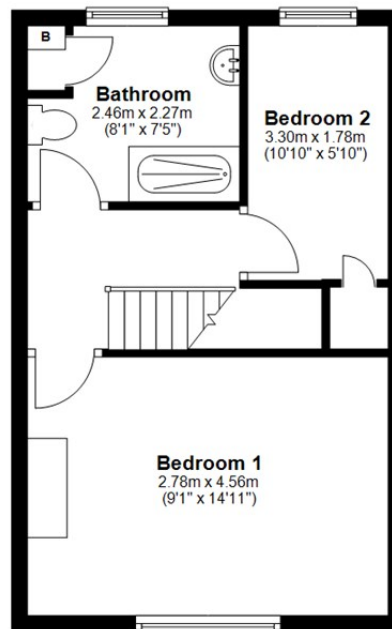
Ground Floor

Approx. 51.1 sq. metres (549.5 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 85.0 sq. metres (914.5 sq. feet)

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