



2D Clayton Street, Avonmouth, BS11 9AH

£169,950

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

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Located in the village of Avonmouth, this delightful ground floor flat on Clayton Street offers a perfect blend of comfort and convenience. With one spacious bedroom, this property is ideal for individuals or couples seeking a tranquil living space. The flat features a well-appointed reception room, providing a welcoming area for relaxation or entertaining guests.

One of the standout features of this property is its private garden, a rare find in a flat, allowing you to enjoy the outdoors right at your doorstep. Whether you wish to cultivate your own plants or simply unwind in a peaceful setting, this garden offers a wonderful retreat.

The flat is part of a conversion, adding character and charm to the living space. Additionally, there is no onward chain, making the purchasing process straightforward and hassle-free.

Situated in a village location, this property is conveniently close to all essential amenities, ensuring that you have everything you need within easy reach. From local shops to transport links, Avonmouth provides a pleasant community atmosphere while still being well-connected to larger urban areas.

This one-bedroom flat is an excellent opportunity for those looking to invest in a comfortable home in a desirable location. Don't miss the chance to make this charming property your own.

Avonmouth Village is perfectly located for the local shops, pubs and Schools, with access to the M5 & M49 motorways. Approx. 20 minutes from City Centre, 10 minutes from Cribbs Causeway shopping Centre. Avonmouth railway station is a 2 minutes' walk, trains to Bristol Temple Meads run twice an hour during peak periods. Excellent bus service with direct access into Bristol City and Southmead Hospital.

Book your viewing now on 0117 2130333 or email us at shire@goodmanlilley.co.uk. Offered to the market with NO ONWARD CHAIN.

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: A

Services: Mains Gas, Water, Drainage and Electric.

- No Onward Chain
- Spacious Accommodation
- Double Glazing
- Living/Dining Room
- Close to Train Station
- Garden Apartment
- Gas Heating System
- Double Bedroom
- Separate Kitchen
- Close to Local Shops

Location

Clayton street was rumoured to have been named after Thomas Gethin Clayton who was a carriage and wagon engineer on the Midlands railway which served the nearby newly opened docks (1877).

Entrance

Direct access via upvc front door into -

Living/Dining Room

15'6" x 14'5"

Two Double Glazed windows to rear. Radiator, TV point. Door to -

Inner Hall

Doors to all rooms

Kitchen

11'6" x 9'2"

Double glazed window to side. A range of wall and base units with roll-top work surfaces. Stainless steel gas hob and electric oven with extractor fan over. Stainless steel sink with mixer tap over, Integrated fridge and Freezer. Combi-Boiler.

Bedroom

12'9" x 8'10"

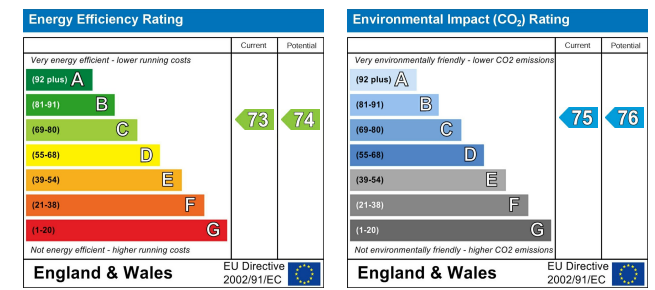
Two Double Glazed windows to rear, Radiator, Ornate fireplace.

Bathroom

Newly fitted bathroom comprising of a panel bath with shower over. low level wc, wash hand basin, radiator, plumbing for washing machine.

Outside

Enclosed by fence panelling, laid to shingle, raised decking area.



Bristol

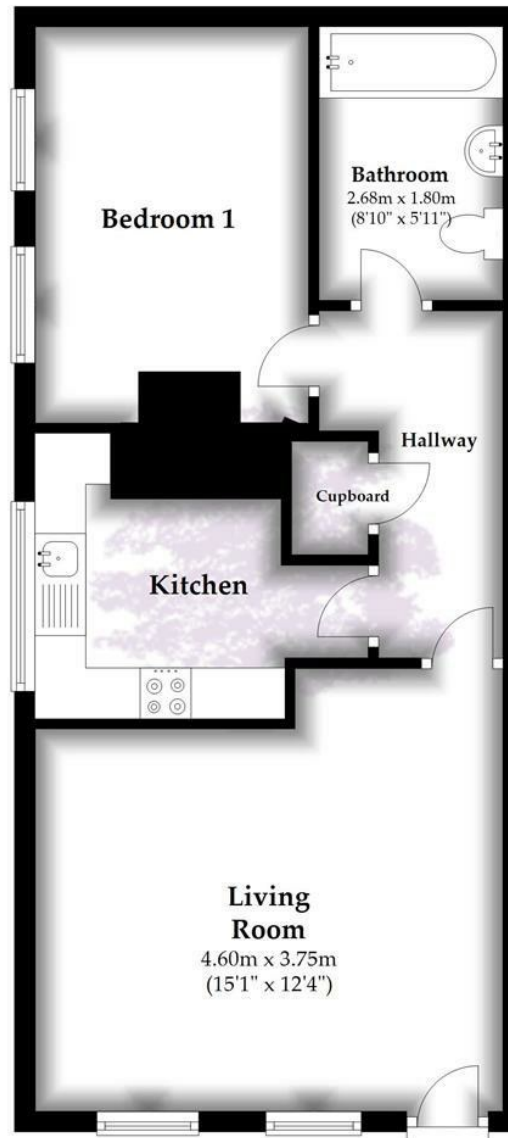
9 High Street, Shirehampton
Bristol BS11 0DT
01172 130333

www.goodmanlilley.co.uk



Ground Floor

Approx. 50.1 sq. metres (539.5 sq. feet)



Total area: approx. 50.1 sq. metres (539.5 sq. feet)



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 and 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.