



28 King Street, Avonmouth, BS11 9AW

£279,950

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

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Located in the charming village of Avonmouth, this delightful semi-detached house on King Street presents an excellent opportunity for those seeking a comfortable and inviting home. Boasting two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for a peaceful retreat.

One of the standout features of this home is the extended kitchen breakfast room, which offers ample space for cooking and dining, making it an ideal setting for entertaining friends and family. The room is filled with natural light, creating a warm and welcoming atmosphere that is sure to be the heart of the home.

The property also benefits from an enclosed garden, providing a private outdoor space for relaxation or play. This garden is perfect for enjoying sunny days or hosting summer barbecues. Additionally, the house includes parking for two cars, a valuable asset in this village location.

With No onward chain, this property is ready for you to move in and make it your own without the hassle of lengthy waiting periods. The village setting offers a sense of community while still being conveniently located for access to local amenities and transport links.

In summary, this semi-detached house on King Street is a wonderful opportunity to acquire a lovely home in a desirable location. With its spacious kitchen, enclosed garden, and parking, it is sure to appeal to a variety of buyers. Do not miss the chance to view this charming property and envision your future in Avonmouth.

This home is situated close to the local shops, schools, railway station, bus routes and motorway networks. The road is hinted to be named after Squire Miles friend Edward VII, other sources name it after a local tugboat company C. J. King and Sons.

Viewing is highly recommended to fully appreciate the well maintained accommodation on offer here. Call, Click or Come in and visit our experienced sales team-0117 2130333 / shire@goodmanlilley.co.uk

Tenure: Freehold

- No Onward Chain
- 2 Double Bedrooms
- Extended Kitchen/Breakfast Room
- Enclosed Gardens
- Cul-de Sac Location
- Close to all Transport Links

Location

It has great access to all links of transport, the train station is just up the road, park and ride and the Portway is also nearby. Situated roughly seven miles north-west of Bristol City Centre, the property is only moments from the M5 Motorway and a few minutes drive to The Mall retail and leisure outlet at Cribbs Causeway. A good range of local public amenities are available locally in Avonmouth Village and nearby Shirehampton.

Porch

Entrance via uPVC door into porch, door leading into lounge

Lounge

17'2" x 11'10"
uPVC double glazed window to front aspect, stairs rising to first floor.

Kitchen/Breakfast Room

20'10" x 11'10"
uPVC double glazed window to rear aspect, uPVC double glazed patio doors leading into the rear garden. Fitted with a range of wall and base units with roll top work surfaces. Integrated fridge and freezer, stainless steel double circular sinks with mixer tap over. Integrated dish washer, electric hob, electric double oven,

Dining Area

8'4" x 11'10"
uPVC double glazed window and patio doors to rear aspect, radiator.

First Floor Landing

Access to loft space

Bedroom 1

8'3" x 11'10"
uPVC double glazed window to front aspect, over stairs cupboard

Bathroom

26'2" x 32'9" x 13'1" x 32'9"
uPVC double glazed window to side aspect, panel bath with shower over, low level wc, pedestal sink,

Bedroom 2

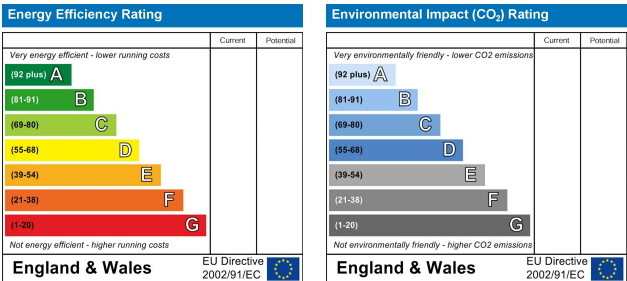
7'3" x 11'10"
uPVC double glazed window to rear aspect, radiator

Gardens

There are gardens to the front and rear. The front is open plan and the rear is private and enclosed with mature plants and shrubs, a patio, a lawned area and a storage shed with access to the front via a wooden gate.

Parking

There is parking to the front for 2 vehicles.



Bristol

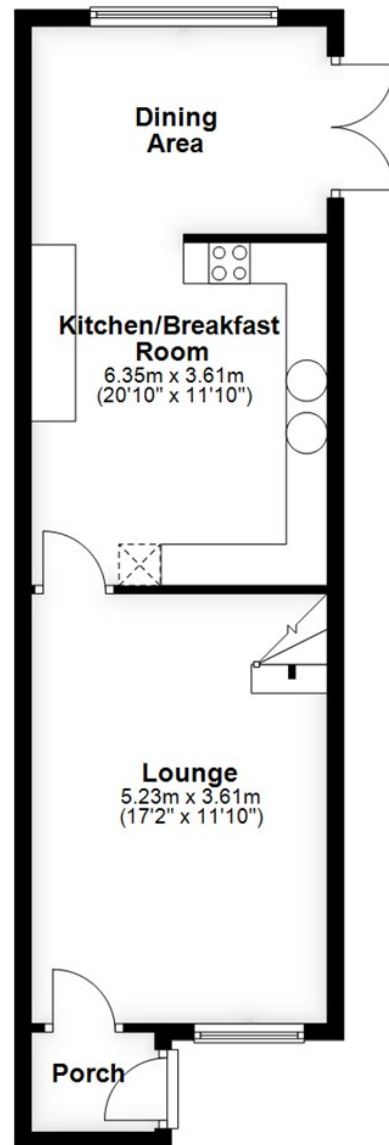
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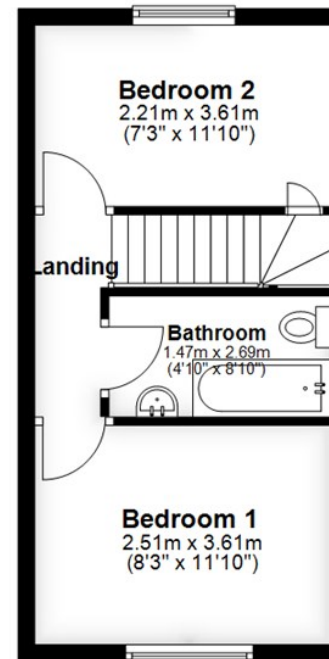
Ground Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



Total area: approx. 80.2 sq. metres (863.4 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.