



89 MARISSAL ROAD,
HENBURY, BS10 7NW

GOODMAN
& LILLEY



BEAUTIFULLY EXTENDED 3-BEDROOM END OF TERRACE HOME – NO ONWARD CHAIN

NESTLED IN A QUIET AND SOUGHT-AFTER LOCATION, THIS STUNNING THREE-BEDROOM END OF TERRACE HOME HAS BEEN THOUGHTFULLY EXTENDED AND MODERNISED THROUGHOUT, OFFERING SPACIOUS AND VERSATILE LIVING IDEAL FOR FAMILIES OR PROFESSIONALS.

WC

uPVC double glazed window to side aspect low level toilet with push button flush and hand wash basin.

Kitchen/Diner

uPVC double glazed window and double doors to rear aspect, a mixture of low level and eye level storage cupboards with quartz work tops and upstands, stainless steel mixer tap over sink with boiling water option, oven and induction hob with extractor over, built in microwave, dishwasher, fridge and freezer, vertical radiator.

Utility

uPVC double glazed window to front aspect, low level and eye level storage units with quartz work tops over, space for washing machine and tumble dryer, radiator.

Lounge

uPVC double glazed bay window to front aspect and double doors to rear aspect, chimney breast with log burner, radiator.

Bedroom 1

uPVC double glazed window to front aspect, built in storage cupboards, loft access.

Bedroom 2

uPVC double glazed window to rear aspect, built in storage cupboards, radiator.

Bedroom 3

uPVC double glazed window to front aspect, built in storage cupboards above stairs, radiator.

Shower Room

uPVC double glazed window to rear aspect, low level toilet with push button flush, fully tiled walk in shower with waterfall shower head and mixer bar control, large hand wash basin with mixer tap over, tiled flooring, heated towel rail.

Garden Room

uPVC double glazed window and Bi-fold doors to side aspect, air conditioning, laminate flooring, power and lighting, low level toilet with push button flush, hand wash basin with mixer tap over, storage area.

Gardens

Gated front garden laid to patio.

The rear garden is mainly laid to artificial grass with a patio area. Garden room and gated side access to two parking spaces.

- No onward chain
- Cosy lounge with modern log burner
- Entrance porch and downstairs W/C
- Parking for two vehicles

- Beautifully extended kitchen/diner & utility room
- Outbuilding with bi-fold doors, power, lighting and W/C
- Large low maintenance garden
- Presented in immaculate condition

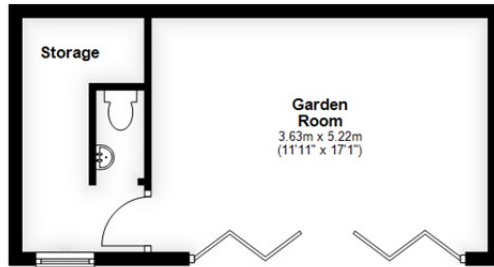


£365,000



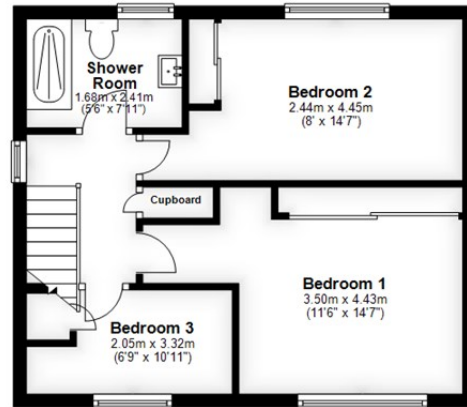
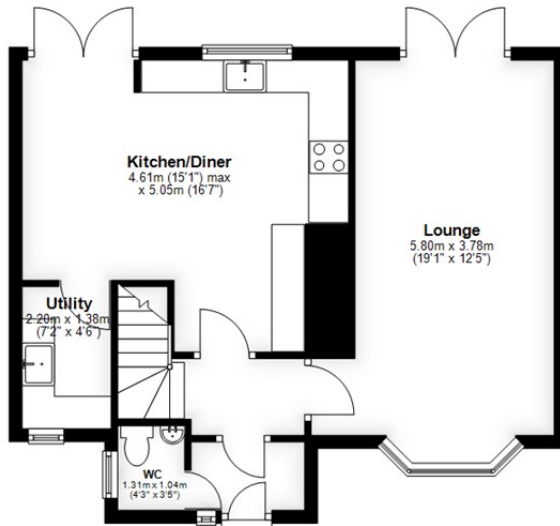
Ground Floor

Approx. 77.0 sq. metres (828.7 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 116.3 sq. metres (1251.5 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

[Zoopla.co.uk](https://www.zoopla.co.uk)

[rightmove](https://www.rightmove.co.uk)



[WWW.GOODMANLILLEY.CO.UK](https://www.GOODMANLILLEY.CO.UK)

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 & 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.