



215 AVONMOUTH ROAD,
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GOODMAN
& LILLEY



A GOLDEN OPPORTUNITY TO ACQUIRE THIS SPACIOUS SIX BEDROOM VICTORIAN TERRACED FAMILY HOME OVERLOOKING AVONMOUTH PARK.

Entrance Vestibule

Entered via a secure uPVC door which opens the the entrance vestibule, original tessellated tiled floor, timber door and window combination opening to:-

Entrance Hall

With stripped original floorboards, radiator, feature arch with corbels, stairs rising to the first floor landing, under stairs recess, storage cupboard, doors opening to principle rooms.

Cloakroom

Fitted with a two piece suite comprising; low level WC, wash hand basin, window to the side aspect

Living Room

A spacious room with period features that include a wonderful high ceiling, cornicing and picture rails which are reminiscent of the era, feature uPVC double glazed bay window to the front aspect, radiator, feature wood burning stove with ornate timber surround.

Dining Room

Feature period open grate fireplace with attractive tiled inset, double panel radiator, ceiling cornicing, uPVC double glazed French doors opening to the rear garden, shelved chimney recesses.

Kitchen/Breakfast Room

Fitted with a comprehensive range of wall, base and drawer units with wood block work surfaces over, inset twin bowl ceramic Belfast sink with mixer tap, plumbing and spaces for an automatic washing machine, dryer and dishwasher, cupboard concealing gas fired boiler which serves the heating system and domestic hot water, tiling to splash prone areas, chimney recess with space for a 'Rangemaster' five ring gas cooker metro tile splash back, natural stone flooring, uPVC double glazed French doors opening to the rear garden, double panel radiator, two uPVC double glazed windows to the side aspect. The breakfast area has ample space for a large table and chairs.

First Floor Landing

Half landing with access to bedroom three and the family bathroom, access to loft space via loft hatch. turned staircase to landing with doors to the master bedroom and further 2 bedrooms, radiator, stairs rising to the second floor landing.

Family Bathroom

Fitted with a four piece suite comprising; low level WC, freestanding claw footed bath

with hand shower attachment, pedestal wash hand basin with mixer tap, shower enclosure with mains drench shower, chrome heated towel rail, recessed ceiling spotlights, exposed floorboards, uPVC double glazed obscured window to the side aspect.

Master Bedroom

A spacious room that resides to the front of the property with uPVC double glazed window overlooking the park, feature open grate fireplace, radiator, ceiling cornicing.

Bedroom Two

uPVC double glazed window to the rear aspect, radiator, original open grate fireplace.

Bedroom Three

uPVC double glazed window to the rear aspect, radiator, original open grate fireplace, double panel radiator, TV point.

Bedroom Four

uPVC double glazed window to front aspect

Second Floor Landing

Accessed via a turned staircase with Velux window flooding the room with natural light, doors to bedrooms.

Bedroom Five

(Sloped Ceiling) uPVC double glazed window to the front aspect, radiator, white washed wood floorboards, open grate fireplace.

Bedroom Six

Sloped ceiling with Velux window to the rear aspect, radiator, exposed wooden floor boards.

Outside

The enclosed rear courtyard garden enjoys a southerly orientation and is laid predominantly to decking and a lawn with fence borders providing shade and a good degree of privacy. This area can be accessed from the kitchen/breakfast room and provides the ideal area to enjoy the summer sun. To the side of the property is an area with timber decking which is accessed directly from the dining room.

- Period Victorian House
 - Three Reception Rooms
 - Lots of Period Features
 - South Facing rear Garden
 - Spacious Breakfast/Dining Room
- Six Bedrooms
 - 21ft Kitchen/Breakfast Room
 - In Excess Of 1,821 SQ FT
 - Rarely Available
 - Attractive Victorian Frontage



£430,000





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