



11 CHANNEL VIEW ROAD,
PORTISHEAD, BS20 6LZ

**GOODMAN
& LILLEY**



A RARE OPPORTUNITY TO ACQUIRE A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH VIEWS TOWARDS THE ESTUARY AND THE ROYAL PORTBURY DOCKS.

Located within a secluded position, behind a central green. This lovingly cared for home has undergone a series of improvement in recent years by the current vendors creating a wonderful family home ready for its next owners to simply move in and unpack. In brief, the property comprises; entrance hall, living room which leads through to the dining room, kitchen. The first floor features three bedrooms and a family bathroom. The generous and landscaped gardens are the crowning feature to this wonderful home, rarely found in a property of this nature and are sure to appeal to the family buyer with the expansive lawns ideal to let the children play safe and run wild, whilst the avid gardener will enjoy many vantage points to sit back, relax, enjoy the views towards the estuary and Welsh hills. Externally, the property benefits from a single garage located within a nearby block.

Goodman & Lilley anticipate a good degree of interest due to its location and elevated estuary views on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate).

Tenure: Freehold.

Local Authority: North Somerset Council Tel: 01934 888888.

Services: All mains services connected.

Accommodation Comprising:

Entrance Hall

A welcoming, spacious entrance hall offering a pleasing first impression to the home, staircase rising to first floor landing with under stairs storage space, radiator, solid wood flooring, doors to living/dining room and kitchen.

Living/Dining Room

A wonderful bright and airy room with uPVC double glazed window to front flooding the room with natural light, fireplace with chimney recess, wood laminate flooring, radiator, open-plan the dining area with ample space to position a dining room table and chairs.

Kitchen

Fitted with a comprehensive range of modern base, drawer and eye-level units with drawers and worktop space over, inset stainless steel sink unit with swan neck mixer

tap, metro styled tiled splash backs, space for dishwasher, space for fridge/freezer, concealed gas fired combination boiler serving the heating and domestic hotwater (replaced January 2021) electric fan assisted oven with 5 ring gas hob, pantry, uPVC double glazed windows to the rear aspect, secure door to the rear garden.

First Floor Landing

Access to roof space via loft hatch, storage cupboard, access doors opening to all of the first floor accommodation.

Master Bedroom

uPVC double glazed window to the rear aspect, panel radiator, built-in wardrobes.

Bedroom Two

uPVC double glazed window to the rear aspect, storage cupboard, panel radiator.

Bedroom Three

uPVC double glazed window to the front aspect, panel radiator.

Family Bathroom

Fitted with a three piece suite comprising; low-level WC, pedestal wash hand basin, deep panelled freestanding bath with mains shower, glazed shower screen, obscured uPVC double glazed window to the rear aspects, tiling to splash prone areas, heated towel rail.

Outside

The generous gardens are the crowning feature to this wonderful home, rarely found in a property of this nature and are sure to appeal to the family buyer with the expansive lawns ideal to let the children play safe and run wild, whilst the avid gardener will enjoy many vantage points to sit back, relax, enjoy the views towards the estuary and towards the Royal Portbury Docks. To the side of the property is a outbuilding with electric and power connected.

Garage

Single garage located in nearby block with a new up and over door.

- Semi-Detached Family Home
- Lounge/Diner
- Garage In Block
- Well Presented Throughout
- Three Bedrooms
- Generous Rear Garden
- Estuary & Royal Portbury Dock Views
- Viewing Highly Advised

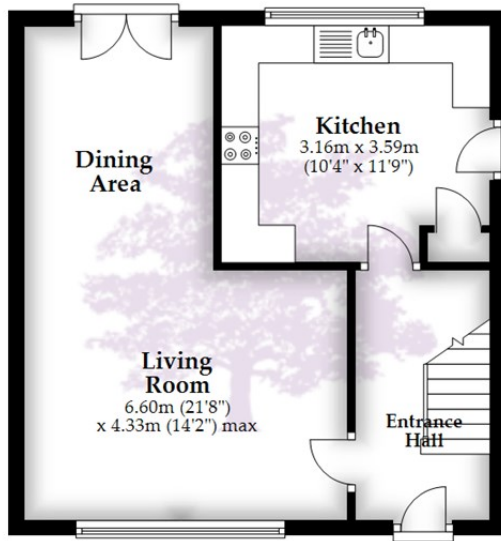


GUIDE PRICE £350,000



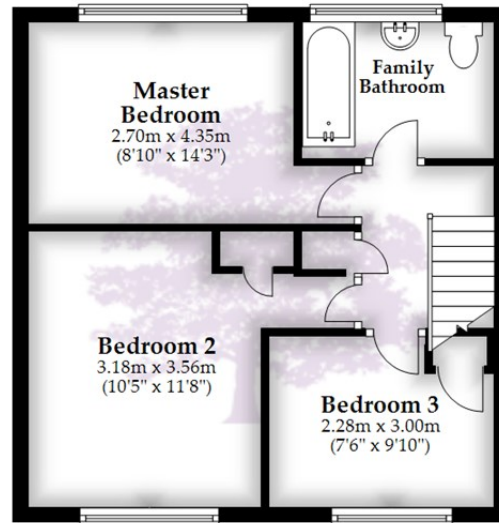
Ground Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



Total area: approx. 79.8 sq. metres (859.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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