



46A WEST HILL,
PORTISHEAD, BS20 6LR

**GOODMAN
& LILLEY**



A RARE OPPORTUNITY TO ACQUIRE A PERIOD TWO BEDROOM STONE BUILT COTTAGE IN NEED OF MODERNISATION SITUATED WEST HILL.

Set within a secluded position in Portishead making this the ideal choice to a variety of purchasers offering ease of access to local amenities found at West Hill, Portishead's traditional High Street and the delights that the Marina has to offer including a selection of bars and restaurants to enjoy in both locations. The family buyer will warm to the nearby Lake Grounds, providing children the perfect space to explore or play the various sporting activities the leisure area has to offer or enjoy a picnic during those warm summer months.

In brief, the property comprises; living room, kitchen, two well-proportioned bedrooms and a bathroom occupy the first floor. Externally, the property benefits from a courtyard garden which provides a degree of privacy.

Offering huge potential, in a prime, established residential road. Goodman & Lilley anticipate a good degree of interest due to its location and the potential 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).

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Gas, Electric, Water & Mains Drainage

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

Accommodation Comprising;

Living/Dining Room

Secure uPVC double glazed door opening to the living room, uPVC double glazed window to side aspect, stairs rising to first floor accommodation, wood laminated flooring, door to kitchen.

Kitchen

Fitted with a range of base, drawer and eye-level units with worktop space over, freestanding cooker with four-ring gas hob, inset stainless steel sink with single drainer, wall-mounted combination gas boiler serving the heating and hot water system. uPVC double glazed window to front and side aspects, recessed ceiling down lighting, uPVC double glazed door opening into the garden.

First Floor Landing

Doors opening to both double bedrooms and the family bathroom, access to loft space via hatch.

Master Bedroom

uPVC double glazed window to side aspect, fitted wardrobes, radiator.

Bedroom Two

uPVC double glazed window to side aspect, radiator.

Family Bathroom

Fitted with a three piece suite comprising; P-shaped bath with independent shower over and glass screen, low level WC, hand wash basin, uPVC double glazed obscure window to side aspect, extractor fan, radiator.

Outside

The garden benefits from a pleasant courtyard garden which is currently laid to stone chippings.

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- Period Stone Cottage
 - Two Double Bedrooms
 - Courtyard Garden
 - Within Walking Distance To Local Amenities
 - In Need Of Modernisation
 - Secluded, Tucked Away Position
 - No Onward Chain
 - Viewing By Strict Appointment



GUIDE PRICE £230,000



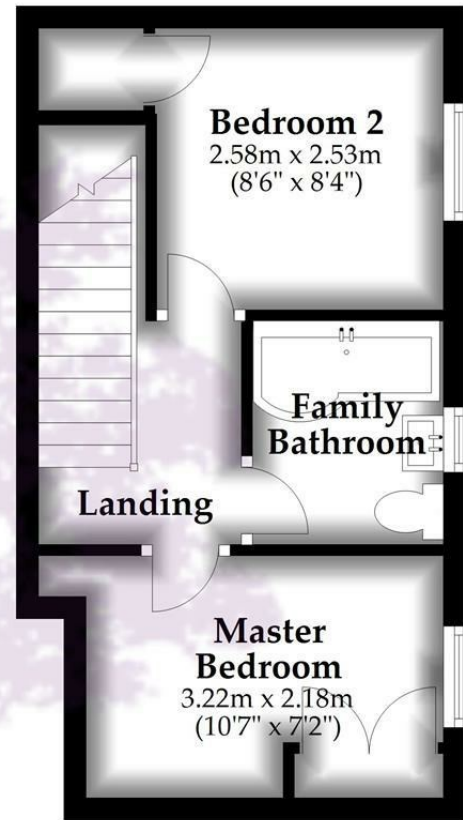
Ground Floor

Approx. 24.3 sq. metres (261.5 sq. feet)



First Floor

Approx. 24.5 sq. metres (263.7 sq. feet)



Total area: approx. 48.8 sq. metres (525.2 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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