



23 LEESIDE,
PORTISHEAD, BS20 6JL

GOODMAN
& LILLEY



AN OPPORTUNITY TO ACQUIRE A SPACIOUS THREE BEDROOM FAMILY HOME WITH A TRULY OUTSTANDING VALLEY VIEW, PRIVATE REAR GARDEN AND A GARAGE ALL WITHIN WALKING DISTANCE TO THE HIGH STREET.

Located in an elevated cul-de-sac position with bright and airy accommodation arranged over two floors, and in brief comprises; entrance hall, open-plan living/dining room, kitchen leading out to the garden. The first floor benefits from three bedrooms and a family bathroom, all with newly fitted laminate flooring. Outside, the property benefits from a sunny orientation, predominately laid to lawn with patio seating area adjoining the rear elevation of the the home providing the perfect entertaining space for visiting family and friends. A single garage in a nearby block located to the rear of the property completes this beautiful home.

Sure to be interest of those buyers looking for a home to simply move in and unpack. Family purchasers will warm to this convenient location with ease of access to the nearby Lake Grounds, schools and shopping facilities located on the nearby High Street. Professional and retired buyers will love the garden which enjoys a fabulous aspect; a rare asset for a property in this central location.

Call, Click or Come in and visit our experienced sales team- 01275 430440/sales@goodmanlilley.co.uk

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: Leasehold with a £12.50 a year ground rent

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: All mains services connected.

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

Accommodation comprising;

Entrance Hall

Secure front door opening to the entrance hall, uPVC double glazed window to the front aspect, wood effect flooring, doors to the living/dining room and the kitchen, staircase rising to the first floor landing, doors opening to:-

Lounge

uPVC double glazed window to the front aspect, chimney breast with inset gas living flame fire, storage built-in to the alcove, open-plan to the dining area.

Dining area

uPVC double glazed window to the rear aspect offering a great view of the garden and valley beyond, Serving hatch into the kitchen, radiator, ample space to position a dining room table and chairs.

Kitchen

Fitted with a range of wall, base and drawer units with work surfaces over, inset sink and drainer unit, space for a washing machine, undercounter fridge/freezer, integrated electric fan assisted oven and hob with extractor hood over, window to the side aspect and a door leading onto the rear garden

First Floor Landing

Doors opening to all bedrooms and the family bathroom, airing cupboard, uPVC double glazed window to side aspect.

Bedroom One

A good sized principal double bedroom with uPVC double glazed window to the front aspect, radiator, range of open fronted built-in wardrobes.

Bedroom Two

A double bedroom with a window to the rear offering stunning Gordano Valley views, radiator, range of built-in open fronted wardrobes.

Bedroom Three

uPVC double glazed window to the front aspect, radiator.

Family Bathroom

Fitted with a three piece suite comprising; low-level WC, deep panelled bath with shower over, pedestal wash hand basin, tiling to splash prone areas, radiator, uPVC double glazed window to the rear aspect.

Garage

The property benefits from a single garage in a block located close by. This is separate from the property and does not have electricity.

- Semi-Detached Family Home
- Gordano Valley & Portishead Views
- Well Presented Throughout
- Approaching 800 SQ FT
- Three Bedrooms
- Convenient Position Close To The High Street
- Garage (Within A Block)
- Viewing Highly Advised

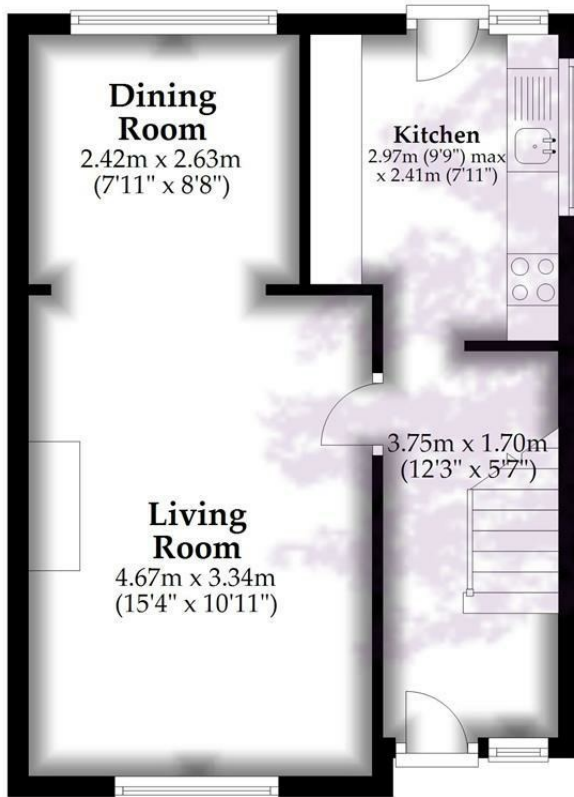


GUIDE PRICE £359,950



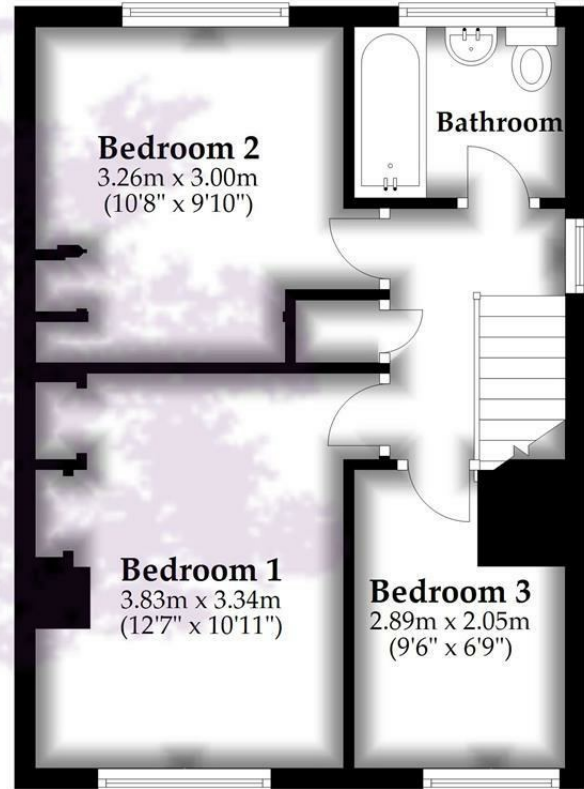
Ground Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



Total area: approx. 73.3 sq. metres (788.5 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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