



45 SOUTH ROAD,
PORTISHEAD, BS20 7DX

**GOODMAN
& LILLEY**



A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME SITUATED WITHIN A PRIME LOCATION BETWEEN THE EVER POPULAR LAKE GROUNDS AND VIBRANT MARINA.

In brief, the light and airy accommodation comprises; entrance hall, living room and kitchen/dining room to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside, the property features a westerly facing rear garden and a garage to the rear.

Family purchasers will warm to this convenient location with ease of access to the nearby Lake Grounds, Eastwood, schools and shopping facilities all located on the nearby High Street. Retired buyers will love the affordable nature of this property which enjoys an elevated Portishead outlook for all to enjoy; an asset for a property in this popular 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: Freehold

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 uPVC door and window combination opening to the entrance hall, wood laminate flooring, radiator, stairs rising to the first floor landing, glazed doors opening to the living room.

Living Room

A light filled, spacious living room with uPVC double glazed window to the front aspect, radiator, feature wood burning stove set within a tiled hearth and inset, timber surround, radiators, wood laminate flooring.

Kitchen/Dining Room

Fitted with a matching range of base, drawer and eye-level units with work surfaces over, inset stainless steel sink and mixer tap, metro tiled splash backs, space for dishwasher, electric fan assisted double oven, built-in four ring gas hob, extractor hood, radiator, uPVC double glazed window to the rear aspect, secure door to the side, open-plan to dining area.

First Floor Landing

Doors opening to all bedrooms and the family bathroom, panel radiator, access to roof space via loft hatch.

Master Bedroom

uPVC double glazed window to front, panel radiator.

Bedroom Two

uPVC double glazed window to front, panel radiator.

Bedroom Three

uPVC double glazed windows to rear aspect, panel radiator.

Family Bathroom

Fitted with a three piece suite comprising; low level WC, deep panelled bath with mains shower over, pedestal wash hand basin, full-height tiling to all walls, radiator, obscured uPVC double glazed window.

Outside

The rear garden enjoys a westerly aspect which is predominantly laid to an lawn and an expansive patio seating area rear accessed from the kitchen/dining room providing an area to dine alfresco. From the patio, steps lead up to a level lawn area enclosed by fencing.

Garage

The garage is located to the rear of the garden, up and over door, electric and light connected.

- Semi-Detached Family Home
- Living Room with Wood Burning Stove
- Close Proximity To The High Street
- Westerly Facing Garden
- Three Bedrooms
- Kitchen/Dining Room
- Garage
- Viewing By strict Appointment

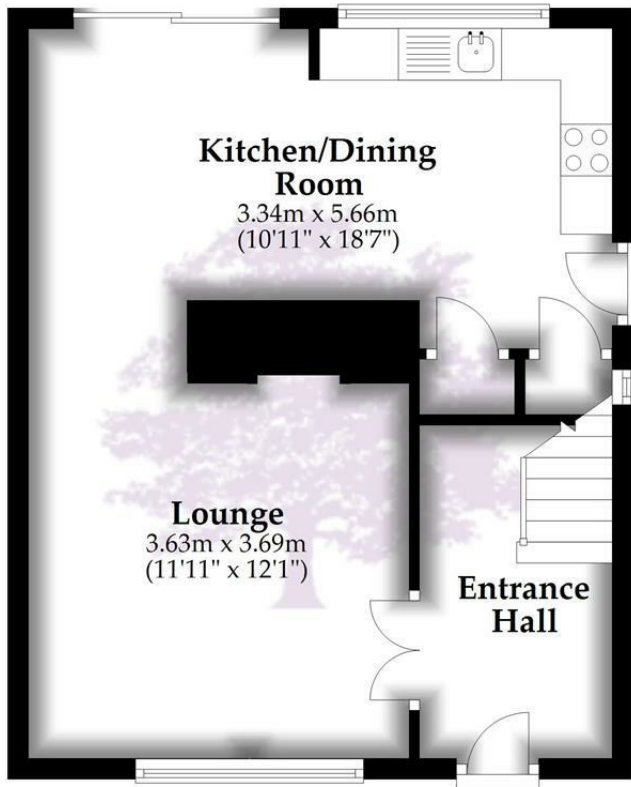


GUIDE PRICE £340,000



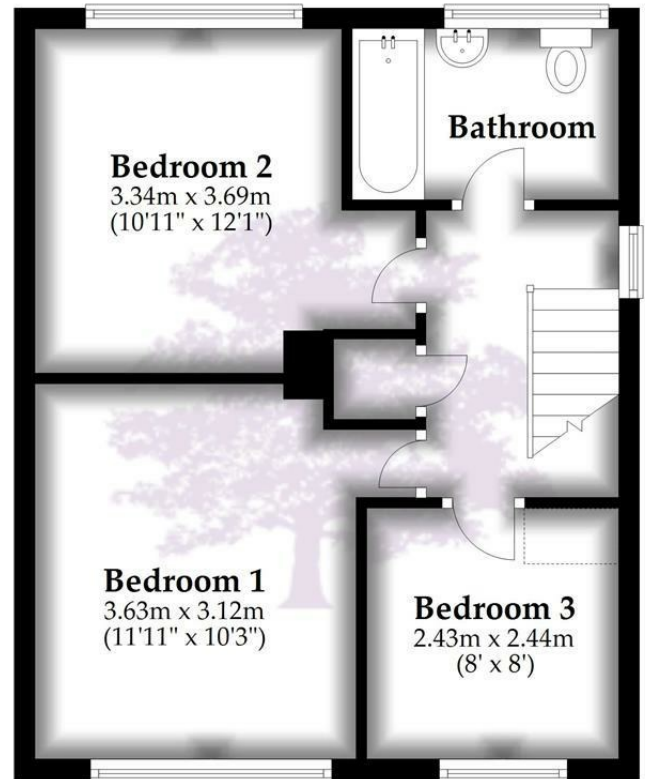
Ground Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



Total area: approx. 80.0 sq. metres (860.8 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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