



162 BADGER RISE,  
PORTISHEAD, BS20 8LU

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**GOODMAN  
& LILLEY**



Positioned within a spacious plot with gardens to three sides and level access throughout, the property briefly comprises of entrance hall, lounge/diner, kitchen, conservatory, two bedrooms and a shower bathroom. Externally the property benefits from a beautiful private gardens, a driveway providing off street parking for several vehicles leading to the garage.

Suited to a variety of purchases including those looking to downsize and enjoy their retirement, the flexible accommodation can easily be used to accommodate the needs of visiting family and friends.

With bungalows rarely available and selling fast, its sure to create a lot of interest, don't delay contact Goodman & Lilley to arrange your appointment to view

### Accommodation Comprising:

#### Entrance Vestibule

Covered entrance vestibule leading to secure entrance door to:

#### Entrance Hall

Full height uPVC double glazed window to front, double radiator, wooden laminate flooring, telephone point, coving to ceiling, door to:

#### Kitchen

Fitted with a matching range of modern cream fronted base and eye level units with worktop space over, 1+1/2 bowl polycarbonate sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, wall mounted gas boiler serving heating system and domestic hot water, space for fridge/freezer, dishwasher and washing machine, fitted eye level electric fan assisted double oven, built-in four ring ceramic hob with pull out extractor hood over, uPVC double glazed window to side, wooden laminate flooring with extractor fan, door to:

#### Lounge/Diner

UPVC double glazed window to side, uPVC double glazed window to front, two radiators, telephone point, TV point, coving to ceiling, door to:

#### Inner Hallway

Airing cupboard housing hot water tank and additional shelving, coving to ceiling, loft hatch, door to:

#### Master Bedroom

UPVC double glazed window to rear, double wardrobe(s) with full-length mirrored sliding door, radiator, TV point, coving to ceiling, sliding door.

#### Bedroom Two

Double radiator, coving to ceiling, sliding door to conservatory.

#### Shower Room

Fitted with three piece white suite comprising tiled double shower enclosure with fitted shower and glass screen, vanity wash hand basin with cupboards under and full height tiling to all walls, low-level WC and extractor fan, uPVC obscure double glazed window to side, tiled flooring.

#### Conservatory

Half brick construction, uPVC double glazed windows with polycarbonate roof and ceiling fan, two double radiators, wooden laminate flooring, secure uPVC double glazed courtesy door to garden.

#### Outside

The property sits within a generous plot with front, rear and side gardens.

#### Front Garden:-

The front of the property is laid mainly to lawn with pathway leading to the front door. Driveway providing off street parking for upto two vehicles leading to the garage.

#### Side Garden:-

To the side of the property is a private garden laid mainly to lawn with mature planted borders, patio seating area with pergola over, secure gated access leads to the front.

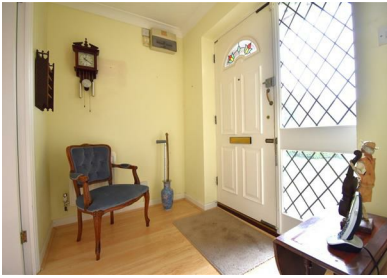
#### Rear Garden:

Low maintenance south facing, private rear garden laid mainly to gravel with mature planted borders.

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- Detached Bungalow
  - Corner Plot Position
  - Cul-De-Sac Location
  - Popular Hillside Location
  - Two Double Bedrooms
  - Garage & Driveway
  - Generous Gardens
  - Viewing Highly Advised



GUIDE PRICE £375,000



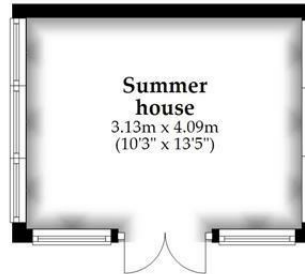
## Ground Floor

Approx. 68.4 sq. metres (736.3 sq. feet)



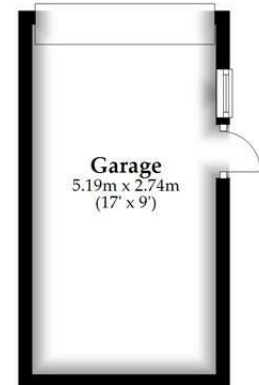
## Summer House

Approx. 0.0 sq. metres (0.0 sq. feet)



## Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 68.4 sq. metres (736.3 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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