



103 AVON WAY,
PORTISHEAD, BS20 6LU

**GOODMAN
& LILLEY**



A SPACIOUS SEMI DETACHED FAMILY HOME WITH A LARGE MANICURED GARDEN, THREE BEDROOMS AND THREE RECEPTION ROOMS.

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 southerly aspect, a rare asset for a property in this central location.

In brief, the accommodation comprises; entrance hall, living room, dining room, kitchen and games room. To the first floor are three bedrooms and a family bathroom which completes the internal foot print to this fine family home. The gardens are the crowning feature to this wonderful property which enjoy a favoured southerly orientation. The landscaped gardens are predominantly laid to an expanse of manicured lawns and established borders with an array of deep planted flowering shrubs and specimen trees. A deep paved patio and timber decked seating areas provide various spaces to sit back and relax and enjoy the garden. The garage is approached to the rear of the property and accessed from the road adjacent to the Co-Op which leads behind the property and to the garage and the parking.

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 to front door opening to the entrance hall, uPVC double glazed window to front aspect, radiator, stairs rising to the first floor, doors opening to principal rooms.

Living room

A spacious, light-filled room with uPVC double glazed window overlooking the rear garden, open-grate fireplace with wooden surround and tiled hearth, radiator.

Dining Room

A good-sized reception room, currently used as a bar, radiator, uPVC glazed doors opening into the garden with a timber decked area located directly outside of the doors.

Kitchen

Fitted with a range of shaker style wall, base and drawer units, work surfaces over with inset sink and drainer unit, tiled splash backs, space for fridge freezer, washing machine and freestanding oven. uPVC double glazed window to the rear aspect, secure door opening to the games room.

Games Room

A large reception room with a uPVC double glazed window and glazed door leading onto the garden, radiator, storage cupboard.

First Floor Landing

With doors to all three bedrooms and the family bathroom, uPVC double glazed window to the front aspect.

Bedroom One

A good-sized bedroom with a uPVC double glazed window to the rear aspect overlooking the garden, radiator, inset dressing table area.

Bedroom Two

Another double bedroom with a uPVC double glazed window overlooking the rear garden, radiator.

Bedroom Three

A spacious third bedroom with uPVC double glazed window to the front aspect, radiator.

Outside

The landscaped gardens are the crowning feature to this wonderful property which enjoy a favoured southerly orientation. The gardens are predominantly laid to an expanse of manicured lawns and established borders with an array of deep planted flowering shrubs and specimen trees. A deep paved patio and timber decked seating areas provide various spaces to sit back and relax and enjoy the garden.

Garage & Off-Road Parking

The garage is located to the rear of the garden with one allocated parking space.

- Semi-Detached Family Home
- Three Reception Rooms
- Garage & Off-Road Road Parking
- In Excess Of 1000 SQ FT
- Three Double Bedrooms
- Beautiful Landscaped Rear Gardens
- Close To Local Amenities
- No Onward Chain



£325,000



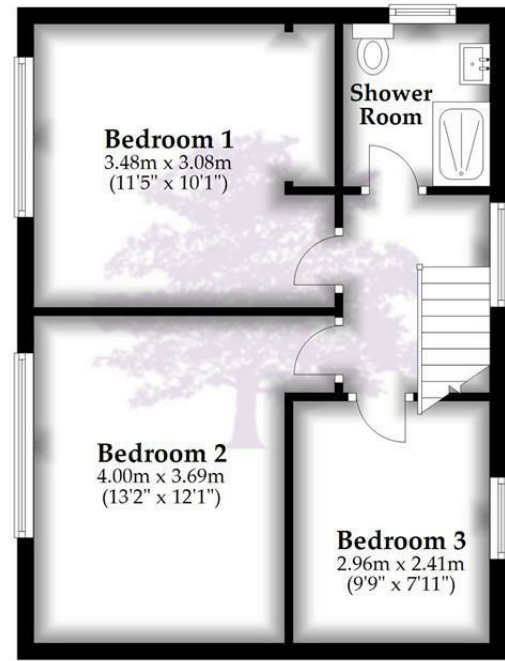
Ground Floor

Approx. 57.7 sq. metres (620.7 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



Total area: approx. 100.1 sq. metres (1077.0 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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