



66 HERON GARDENS,  
PORTISHEAD, BS20 7BN

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**GOODMAN  
& LILLEY**



# AN OPPORTUNITY TO ACQUIRE A THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN A CUL-DE-SAC POSITION IN NEED OF MODERNISATION THROUGHOUT.

In brief, this family home offers: entrance hall, lounge, kitchen/diner and conservatory to the ground floor. To the first floor are three bedrooms, en-suite and a family bathroom. Externally the property benefits from an enclosed rear garden, laid to lawn and stone chippings. A driveway provides off street parking for one vehicle leading to the single garage.

Situated within a quiet off set cul de sac within a level walk of Portishead's bustling High Street and Schools, this is one property that will appeal to a wide range of potential purchasers.

Imagine the possibilities that come with this house - from redesigning the interiors to transforming the outdoor space into a beautiful garden retreat. Don't miss out on the chance to turn this house into your dream home in the heart of Portishead. Contact us today to arrange a viewing and unlock the potential that this property holds - 01275 430440.

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: D

Services: All mains services connected (but should be checked with your legal representatives)

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

## Accommodation comprising;

### Entrance Hall

Secure front door opening to the entrance hall, radiator, stairs rising to the first floor landing, door to living room and the cloakroom.

### Cloakroom

Fitted with two piece suite comprising: low-level WC, wash hand basin, radiator, obscure glazed window to front aspect.

### Living room

uPVC double glazed bay window to front aspect, two radiators, TV & telephone points, multi-paned French doors opening to the Kitchen/diner.

### Kitchen/Diner

Fitted with a matching range of base, drawer and eye-level units with worktop space over, inset stainless steel sink unit with single drainer, mixer tap, tiled splashbacks, space for fridge/freezer, electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to the rear aspect, radiator, under-stairs storage cupboard, tiled flooring, radiator, wall mounted gas fired boiler serving the heating system and domestic hotwater, dining area with uPVC double glazed French doors opening to the rear garden.

### Conservatory

Conservatory with pitched polycarbonate roof with uPVC double glazed windows and French doors opening to the rear garden.

### First Floor Landing

Airing cupboard with additional shelving, double glazed window to the side aspect, access to roof space via loft hatch, doors opening to all bedrooms and the family bathroom.

### Master Bedroom

uPVC double glazed window to the rear aspect, built-in double wardrobes, radiator, door to:-

### En-Suite Shower Room

Fitted with three piece suite comprising: low-level WC, recessed tiled shower enclosure with fitted shower, vanity wash hand basin, extractor fan, obscure glazed window to side aspect, radiator.

### Bedroom Two

Glazed window to the front aspect, built-in wardrobes, radiator.

### Bedroom three

Glazed window to the front aspect, cupboard over bulk head, radiator.

### Family Bathroom

Fitted with three piece suite comprising: low-level WC, deep panelled bath, pedestal wash hand basin, tiling to splash prone areas, extractor fan, obscure glazed window to rear aspect, radiator.

### Outside

The rear garden enjoys a southerly aspect and is laid predominantly to a level lawn and stone chippings with flowering shrubs and specimen trees occupying the borders.

### Garage & Driveway

The single garage is approached over a driveway with parking for one vehicle.

- Semi-Detached Family Home
- In Need Of Modernisation
- Garage & Driveway
- 763 SQ.FT
- Three Bedrooms (En-Suite Shower Room)
- Level Approach To High Street
- Enclosed Rear Garden
- No Onward Chain

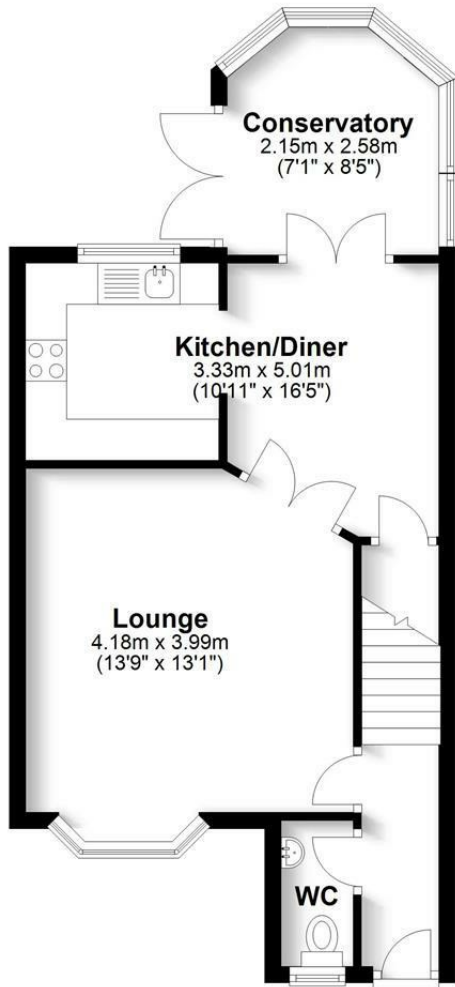


GUIDE PRICE £350,000



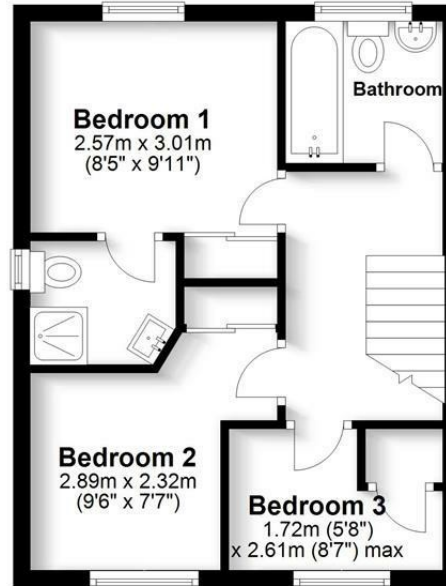
## Ground Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



## First Floor

Approx. 33.6 sq. metres (361.2 sq. feet)



Total area: approx. 77.7 sq. metres (836.8 sq. feet)

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