



36 BADGER RISE,
PORTISHEAD, BS20 8AX

**GOODMAN
& LILLEY**



AN OPPORTUNITY TO ACQUIRE A TWO-BEDROOM TERRACED BUNGALOW SET WITHIN A QUIET ESTABLISHED CUL-DE-SAC LOCATED ON THE RURAL FRINGES OF PORTISHEAD.

In need of cosmetic improvement, with level access throughout, the property briefly comprises of entrance hall, living room, kitchen, two bedrooms and a bathroom. Externally, the property benefits from a westerly facing rear garden which is established and well-maintained, off-street parking for two vehicles.

Suited to a variety of purchases including those looking to downsize. With bungalows rarely available and selling fast, it is sure to create a lot of interest, don't delay contact Goodman & Lilley to arrange your appointment to view.

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 part glazed composite front door, door to:

Living Room

A good-sized room, light and airy its appearance with uPVC double glazed window to front aspect, double panel radiator, TV & telephone points, door to kitchen and hall.

Kitchen

Fitted with a matching range of base and eye-level units, drawers and worktop space over, inset stainless steel sink unit with single drainer, tiled splash backs, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to the front aspect, double panel radiator

Hall

Doors opening to both bedrooms, shower room and boiler cupboard housing wall mounted gas combination boiler serving heating system and domestic hot water.

Bedroom One

uPVC double glazed window to rear, radiator, TV & telephone points, built-in wardrobes.

Bedroom Two

uPVC double glazed sliding door opening to the rear garden, radiator.

Bathroom

Fitted with three-piece modern white suite comprising; tiled double shower enclosure with fitted shower, wash hand basin in vanity unit with cupboards under, low-level WC and chrome heated towel rail, extractor fan tiled surround, access to roof space via loft hatch.

Outside

The rear garden enjoys a westerly orientation is predominantly laid to lawn with deep planted flowering shrubs and specimen trees occupying the borders. The rear garden enjoys a good degree of privacy coupled with a delightful sunny aspect with a patio area extending across the rear elevation of the property. The front garden is laid to attractive mature shrub borders with a pathway leads up to the front door which is sheltered by a storm porch.

Off-Road Parking

Located to the front of the house providing tandem off-road parking for two cars.

-
- Terraced Bungalow
 - Beautiful Rear Garden
 - In Need Of Modernisation
 - No Onward Chain
 - Two Bedrooms
 - Off-Road Parking For Two Cars
 - Cul-De-Sac Location
 - Viewings By Strict Appointment

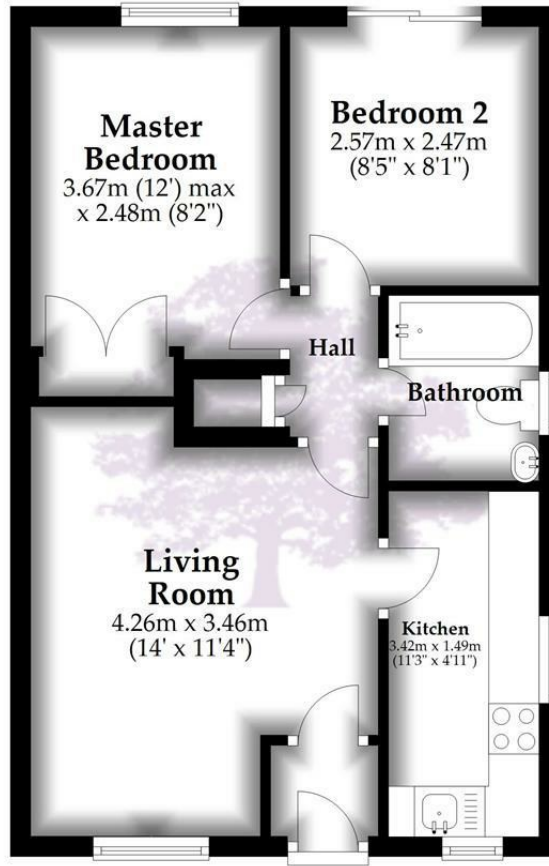


GUIDE PRICE £250,000



Ground Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 39.5 sq. metres (425.6 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.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.