



43 CONFERENCE AVENUE,
PORTISHEAD, BS20 7LF

GOODMAN
& LILLEY



A SPACIOUS THREE BEDROOM DETACHED PROPERTY IN THE HIGHLY SOUGHT AFTER "THE VALE" DEVELOPMENT". RECENTLY MODERNISED WITH A SPACIOUS KITCHEN/DINER AND EN-SUITE THE PROPERTY IS PRESENTED IN GREAT CONDITION THROUGHOUT AND BOASTS A PRIVATE SOUTH FACING GARDEN.

Nestled in the heart of Conference Avenue, Portishead, this detached three-bedroom house is a true gem waiting to be discovered. Boasting not just two, but three reception rooms, this property offers ample space for entertaining guests or simply unwinding after a long day.

Step inside to find a recently replaced kitchen that seamlessly flows into a large open-plan area, leading out to a charming south-facing garden. Imagine enjoying your morning coffee bathed in sunlight or hosting a delightful summer barbecue in this inviting outdoor space.

The property features not just one, but two bathrooms, including a recently refitted en-suite for added convenience and luxury. With double driveway parking, you'll never have to worry about finding a spot for your vehicle after a busy day out and about.

Situated in a fantastic location, this home is in close proximity to schools, open spaces, shops, bars, and restaurants, offering the perfect blend of convenience and leisure. Don't miss out on the opportunity to make this delightful property your own and experience the best of what Portishead has to offer.

Goodman & Lilley anticipate a good degree of interest due to its location and potential. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

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: Electric, Water, Gas, Mains Drainage.

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

- Detached Family Home

- Sought after location

- Modern Kitchen/Diner

- Master bedroom With En-Suite

- Southerly Facing Garden

- Three Bedrooms

- Three Reception Rooms

- No Onward Chain

- Double Width Driveway

- Close To Local Amenities

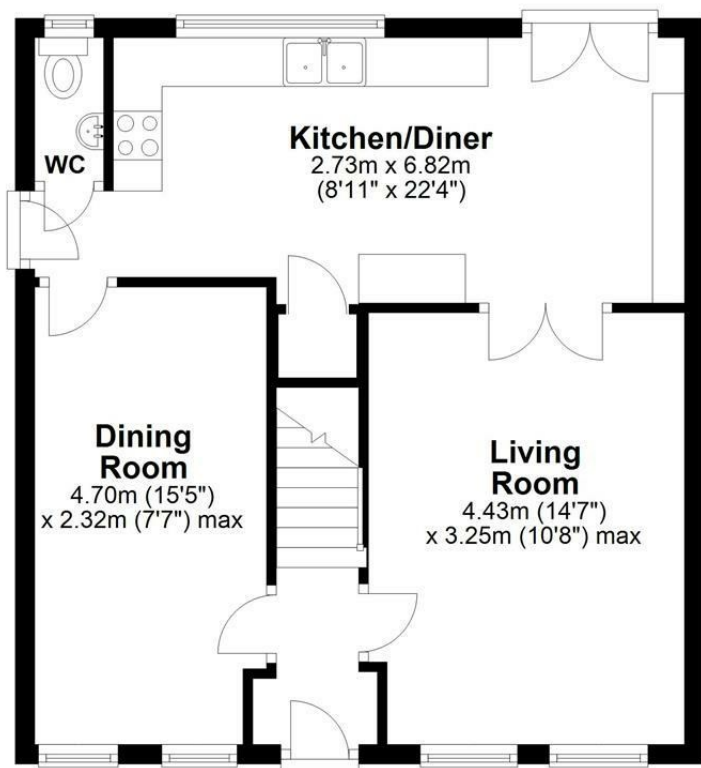


GUIDE PRICE £499,950



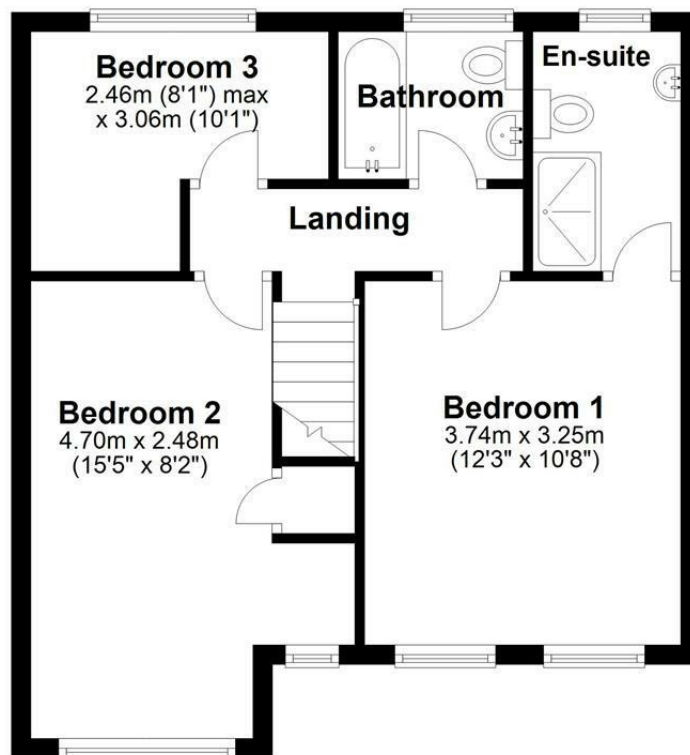
Ground Floor

Approx. 48.3 sq. metres (519.5 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



Total area: approx. 92.6 sq. metres (996.4 sq. feet)

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.