



22 VICTORIA SQUARE,  
PORTISHEAD, BS20 6AQ

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**GOODMAN  
& LILLEY**



A GOLDEN OPPORTUNITY TO ACQUIRE A PERIOD SEMI-DETACHED PROPERTY CURRENTLY CONFIGURED AS TWO, ONE BEDROOM APARTMENTS OFFERING GREAT POTENTIAL FOR INVESTMENT BUYERS OR FOR THOSE BUYERS LOOKING TO CREATE A FAMILY HOME IN A CENTRAL LOCATION.

This property presents an exciting opportunity for those looking to invest in a project. With one reception room and one bathroom in each flat, there is flexibility to convert this property back into a spacious family home. This property also boasts a generous plot in a central area, providing ample space for parking up to four vehicles - a rare find in such a prime location.

Although in need of modernisation, this property's potential shines through, offering a blank canvas for those with a vision to create their dream home. Whether you're looking to renovate for personal use or seeking an investment opportunity, this property in Victoria Square is sure to capture your imagination.

The convenient location makes it the ideal choice to a variety of purchasers providing easy access to both Portishead's traditional High Street and the delights that the Marina has to offer with a selection of bars and restaurants to enjoy in both locations. The family buyer will warm to the nearby Lake Grounds allowing children the perfect space to explore or enjoy the various sporting activities the 'Lake Grounds' has to offer, or simply enjoy a picnic during those warm summer months.

Offering huge potential, as well an abundance of charm and character typically associated with a quintessential English period home, Goodman & Lilley anticipate a good degree of interest due to its location and the potential on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

### Agents Notes

- Period Semi-Detached House
- Investment Opportunity
- Central Location
- No Onward Chain
- 2 x One Bedroom Apartments
- Good-Sized Plot With Rear Access
- In Need Of Modernisation
- Viewing Highly Recommended



GUIDE PRICE £299,950

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

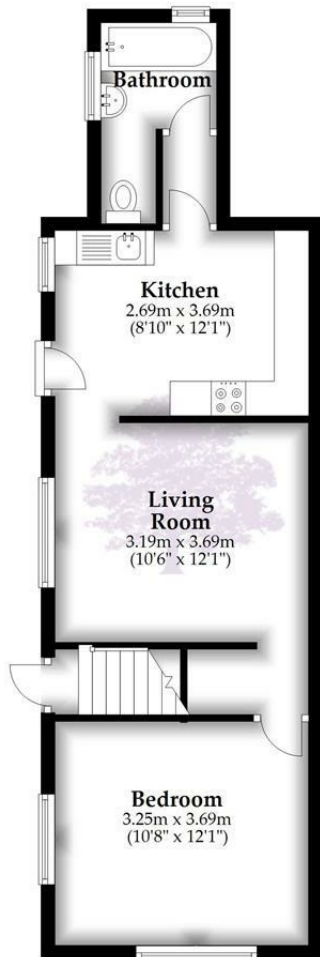
Council Tax Band: C

Services: Electric, Water, Gas, Mains Drainage



## Ground Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 81.7 sq. metres (879.2 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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