



12 LEESIDE,
PORTISHEAD, BS20 6JN

**GOODMAN
& LILLEY**







12 LEESIDE

PORTISHEAD BS20 6JN

GUIDE PRICE

£339,500

A well presented three bedroom home overlooking an open green. This spacious property has been well maintained by the current vendors and offers fantastic living space with a kitchen/diner, lounge and three bedrooms. Further boasting a private level garden and a garage in block.

Welcome to this charming three-bedroom semi-detached house. This immaculately presented property boasts a spacious kitchen/diner and bright and airy lounge, perfect for hosting family and friends.

The house features three bedrooms, ideal for a growing family or those in need of a home office space. The private rear garden offers a tranquil retreat for relaxing or entertaining during the warmer months.

Conveniently, this property also includes a garage in a nearby block, providing secure parking and additional storage space.

Don't miss the opportunity to make this lovely house your new home in the heart of Portishead. Contact us today to arrange a viewing and experience the charm of this delightful property for yourself.

Accommodation comprising:

Entrance

Upon entering you are greeted with a bright and inviting Entrance. Glazed doors to the lounge and kitchen/diner allow natural light to flood through the property, whilst a staircase with character style panelling leads to the first floor.

Lounge

Flooded with natural light from the floor to ceiling windows, the warm and inviting lounge has a feature chimney breast with electric wall mounted fire and alcoves with shelving.

Kitchen/diner

A sociable space fitted with a range of modern wall and base units with wood effect work surface. Integrated double oven, ceramic hob with extractor hob, inset stainless steel sink and drainer and space for a washing machine and fridge freezer. Ample space for a dining area with glazed double doors overlooking and leading onto the level, private garden.

First floor landing

A window to the side aspect provides natural light, doors to all bedrooms, bathroom and airing cupboard. A hatch provides access to the loft.

Bedroom One

Immaculately presented, the master bedroom has been finished to a great standard with character style paneling. Large window to the front aspect and ample space for wardrobes.

Bedroom Two

A double bedroom with a window to the rear overlooking to the garden and built in wardrobe space.

Bedroom Three

Window to the front aspect, built in wardrobes with mirror fronted sliding doors.

Bathroom

A modern bathroom fitted with three piece suite comprising; low level WC, pedestal sink and panel bath with glass shower screen, fully tiled walls/flooring and window to the rear aspect.

Garden

A large rear garden with two patio areas and a lawn with mature shrubs. A side path leads to the front of the property.

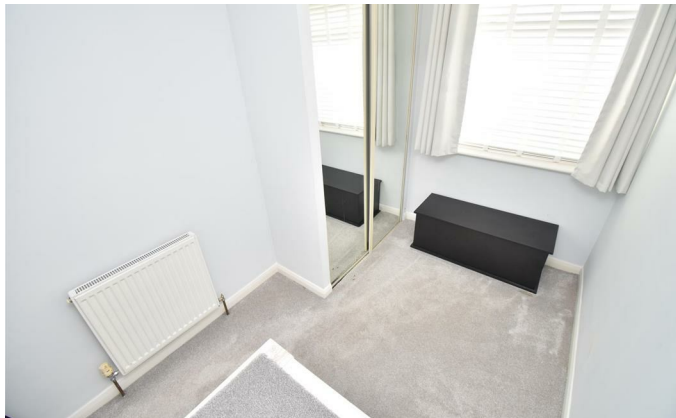
Garage

Single garage in block. No light or electric.



- Three bedrooms
- Immaculate condition throughout
- Level private garden
- Pleasant outlook
- Kitchen/diner
- Modern kitchen and bathroom
- Garage in block





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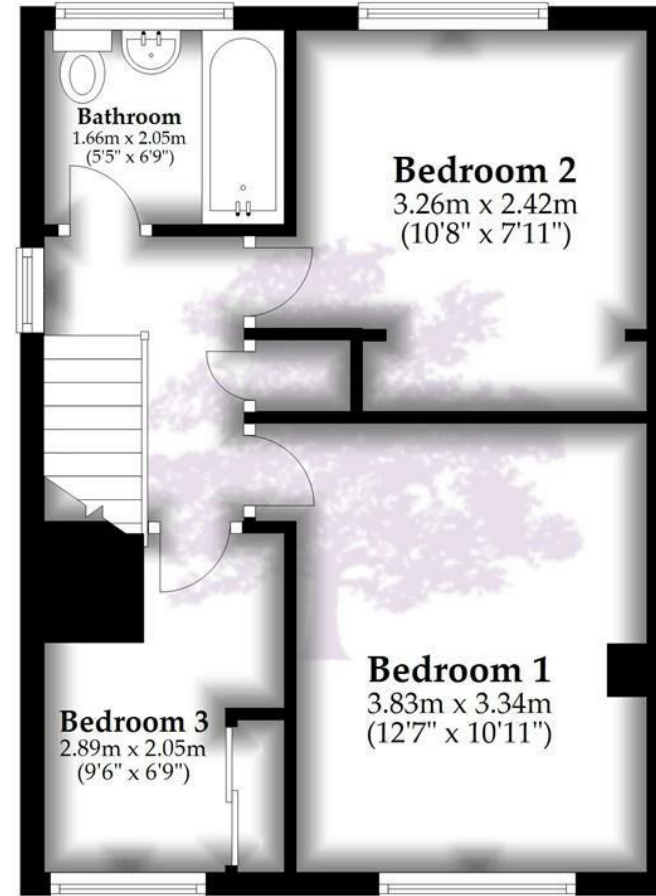
Ground Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



Total area: approx. 73.9 sq. metres (795.8 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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