



307 CHARLCOMBE PARK DOWN ROAD,
PORTISHEAD, BS20 8LD

**GOODMAN
& LILLEY**



A WELL PRESENTED TWO BEDROOM PARK HOME SITUATED IN CHARLCOMBE PARK JUST OFF OF DOWN ROAD. WELL PRESENTED THROUGHOUT THE PARK HOME BOASTS A SPACIOUS LOUNGE, KITCHEN DINER AND CONSERVATORY, ALL WITH OUTSTANDING ESTUARY VIEWS.

Welcome to this charming park home located on Down Road in the picturesque town of Portishead. This delightful property boasts two bedrooms, two reception rooms and a bright and airy conservatory.

One of the standout features of this park home is the beautifully landscaped gardens that surround the property, providing a tranquil and private outdoor space to enjoy. Additionally, the convenience of having parking right at your doorstep ensures that you never have to worry about finding a space after a long day out.

Imagine waking up to the breathtaking views of the estuary every morning, offering a sense of peace and serenity that is truly priceless. Whether you enjoy your morning coffee while watching the sunrise or prefer to unwind with a glass of wine as the sun sets, this property offers the perfect backdrop for every moment. Furthermore, the fact that this property comes with no onward chain means that you can move in hassle-free and start enjoying the beauty of Portishead right away.

Accommodation comprising

Conservatory

A fully glazed conservatory with views of the garden and Estuary, Sliding doors onto the patio and door into the entrance hall.

Entrance Hall

Glazed door from the conservatory and door into the lounge.

Living Room

A bright and airy space with a corner window overlooking the garden and Estuary and a window to the side aspect. Door to the airing cupboard, wall mounted electric heater and electric fireplace.

Kitchen/diner

Fitted with a range of matching wall and base units and laminate work surface over. Inset stainless steel sink, built in oven with two ring electric hob and extractor hood over and space for fridge/freezer and washing machine. Dual aspect with windows to both sides, door to the storage cupboard and inner hall, door to the rear garden.

Inner hall

Doors to both bedrooms, shower room and airing cupboard.

Bedroom One

Double bedroom with window to the rear aspect with a view of the Estuary. Built in wardrobes and electric wall heater.

Bedroom Two

Wall mounted electric heater and window to the rear with a view of the Estuary.

Shower room

Modern three piece suite comprising; Corner shower cubicle, low level WC and pedestal sink. Wall mounted heater and window to the rear.

Outside

The garden has been fully landscaped with modern porcelain style patio slabs, mature borders and driveway with parking for one.

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- Two bedrooms
 - Conservatory
 - Off road parking for one
 - No onward chain
 - Modern shower room
 - Landscaped gardens
 - Stunning Estuary views

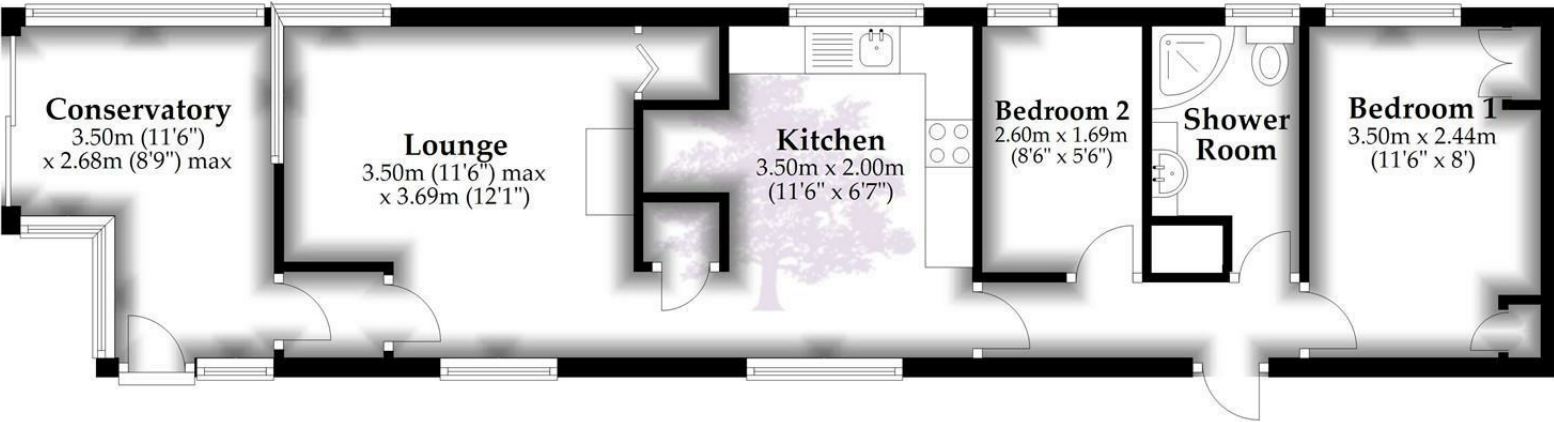


GUIDE PRICE £150,000



Ground Floor

Approx. 54.6 sq. metres (587.5 sq. feet)



Total area: approx. 54.6 sq. metres (587.5 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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