



23 Bramley Close, Pill, BS20 0DY

£225,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

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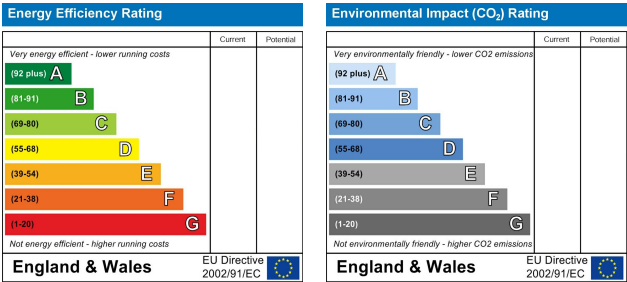
This two-bedroom back-to-back home offers a fantastic opportunity for first-time buyers or those looking to invest or downsize. The property also features an allocated parking space.

- Semi-Detached Back-To-Back Home
- Ideal Investment, FTB or Downsize Property
- Popular Village Location
- Allocated Parking Space
- Viewing Highly Advised
- Two Bedrooms
- Front Garden
- No Onward Chain
- Cul-De-Sac position

Upon entering, you’re welcomed by a small entrance hall that leads to both the kitchen and living room—creating a clear and functional layout from the outset. The kitchen is finished in laminate work surfaces and space for all essential appliances. Windows to the side and front aspect flood the space with natural light, making it a pleasant area to cook and dine.

The lounge is bright and inviting, featuring a charming box bay window to the front and an open staircase leading to the first floor. It’s an ideal space to relax and unwind, with ample room for both seating and a small dining area if desired. Upstairs, the landing gives access to two bedrooms and a bathroom. The principal bedroom is a generous double, complete with mirror-fronted sliding wardrobes offering built-in storage. The second bedroom is a single, ideal as a guest room, child’s bedroom or home office, also benefiting from plenty of natural light via a front-facing window. The bathroom room features a three-piece suite, including a panelled bath, pedestal sink and low-level WC—clean, practical, and ready for everyday use.

Outside, the property enjoys a private front garden, laid to lawn with a paved path leading to the front door. It offers a tidy, low-maintenance



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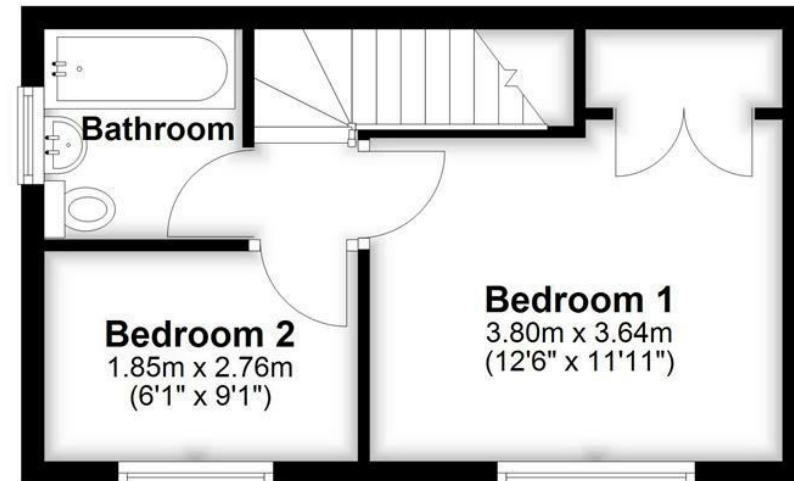
Ground Floor

Approx. 25.6 sq. metres (275.3 sq. feet)



First Floor

Approx. 24.7 sq. metres (265.8 sq. feet)



Total area: approx. 50.3 sq. metres (541.1 sq. feet)



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 and 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.