







3 LINK ROAD, PORTISHEAD BS20 6NW

GUIDE PRICE £135,000

The property is approached via its own private ground-floor entrance, which opens into a welcoming entrance hall with stairs rising to the first-floor accommodation, creating a pleasant sense of separation from the main living space.

At first-floor level, the landing provides access to all of the principal rooms. The living room is particularly well proportioned, offering plenty of space for both comfortable seating and additional furniture. A large window allows an abundance of natural light to fill the room, while the contrasting feature wall adds a touch of character.

The separate kitchen offers a practical arrangement of wall and base units, complemented by ample work surfaces and tiled splashbacks. A stainless-steel sink is positioned beneath the window, while the kitchen also includes an integrated oven and electric hob, space and plumbing for a washing machine, and a wall-mounted boiler.

The bedroom is a generously sized and versatile room, with ample space for a double bed and accompanying bedroom furniture. Two windows provide plenty of natural light, helping to create a bright and airy atmosphere.

Completing the accommodation is the bathroom, fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin and WC. Tiled surrounds provide a practical finish, while an obscured window allows for both natural light and privacy.

GARDEN

The property also benefits from access to a rear garden, conveniently reached via a side gate located alongside the garage.

GARAGE & PARKING

The property also benefits from a garage and off-road parking.

LOCATION

Occupying an elevated position towards the top of Portishead on Link Road, this home is conveniently located for a range of local shops and takeaways, ideal for everyday essentials. Portishead's vibrant High Street and picturesque Marina are also within easy reach, offering an excellent selection of cafés, bars, restaurants, independent shops and leisure facilities, providing an ideal setting from which to enjoy all that the town has to offer.

AGENT NOTES

M5 (J19) 4 miles, M4 (J20) 12 miles, Bristol Parkway 14 miles, Bristol Temple Meads 11 miles, Bristol Airport 12 miles (distances approximate)

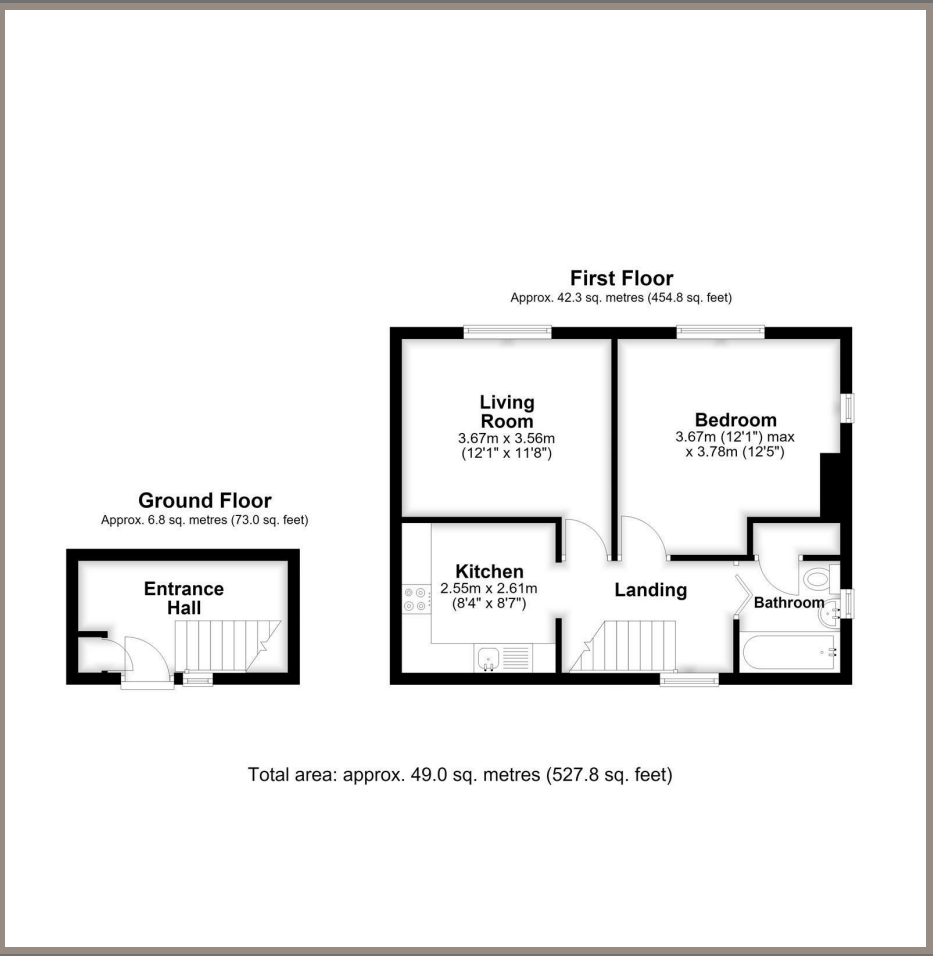
Tenure: Freehold

Council Tax Band: A

EPC Rating: E

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440



Total area: approx. 49.0 sq. metres (527.8 sq. feet)

GOODMAN & LILLEY

GOODMAN & LILLEY BRANCH NETWORK

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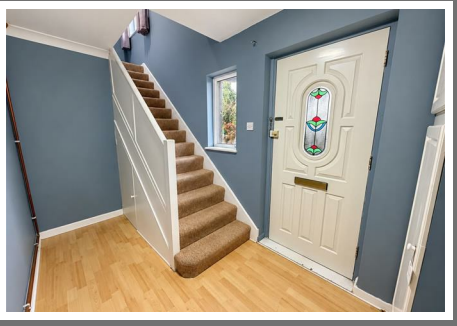
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- Maisonette Apartment
- Private Entrance
- Single Garage & Parking
- One Bedroom
- Approx. 527 Sq.Ft
- Westerly Facing Garden

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

GOODMAN & LILLEY