GOODMAN & LILLEY

2 MARSH STREET

BS11 9JZ

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LOCATION
The property is located on a popular road close to the well regarded C of E Primary School and is conveniently located for the Portway Park and ride, train station, M4/5 and the Portway A4 taking you straight into Bristol City Centre, also benefiting from being a short walk to the nearby village shops, cafes, pubs and health centre.

HALLWAY
12'0" x 6'10"
Entrance via uPVC door into hallway, stairs rising to first floor

LIVING ROOM
12'11" x 13'11"
Window to front aspect, double doors leading into dining room

KITCHEN/BREAKFAST ROOM
8'7" x 20'10"
Two windows to rear aspect, fitted with a range of wall and base units with roll top work surfaces. Gas cooking range, sink with mixer tap over, breakfast bar. door leading to utility room and rear garden

STORE ROOM/UTILITY ROOM
20'11" x 4'0"
Window to side aspect, plumbing for washing machine

FIRST FLOOR LANDING
Window to side aspect, access to loft space

BATHROOM
5'6" x 7'1"
Window to rear aspect, panel bath with shower over, pedestal sink, low level wc.

BEDROOM 1
12'0" x 12'4"
Window to front aspect, fitted wardrobes

BEDROOM 2
8'6" x 13'6"
Window to rear aspect, cupboard

BEDROOM 3
9'2" x 8'6"
Window to front aspect

GARDENS
There are substansial gardens surrounding the property and mainly laid to lawn.

PARKING
There is parking to the front.

Total area: approx. 90.2 sq. metres (971.3 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.

3 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL SQ FT

1 BATHROOMS
COUNCIL TAX BAND - B

- No Onward Chain, BISF Construction..Check with Lender
- Generous side land - perfect for a garden extension, workshop, or outdoor projects
- Solar panels for eco-friendly living and reduced energy bills
- Spacious 3-bedroom Semi-Detached Family Home on Large Plot of Land
- Close to the Village of Avonmouth
- Excellent transport links: Portway Park & Ride, train station, M4/M5, and A4 into Bristol City Centre

GOODMAN & LILLEY

GOODMAN & LILLEY BRANCH NETWORK

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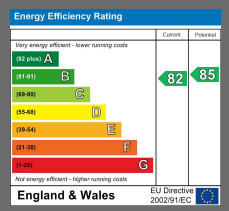

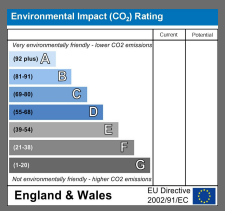

Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm