



32 PAGES MEAD,
AVONMOUTH, BS11 9LA

**GOODMAN
& LILLEY**



NESTLED IN THE LOVELY AREA OF PAGES MEAD, AVONMOUTH, THIS DELIGHTFUL BISF SEMI-DETACHED HOUSE PRESENTS AN EXCELLENT OPPORTUNITY FOR FAMILIES AND INDIVIDUALS ALIKE. BOASTING THREE WELL-PROPORTIONED BEDROOMS, THIS PROPERTY OFFERS AMPLE SPACE FOR COMFORTABLE LIVING. THE TWO INVITING RECEPTION ROOMS PROVIDE VERSATILE AREAS FOR RELAXATION AND ENTERTAINMENT, MAKING IT EASY TO HOST GATHERINGS OR ENJOY QUIET EVENINGS AT HOME.

Porch

Porch to the front, door leading to hallway, windows to side aspect.

Entrance Hall

Stairs rising to first floor, doors leading to all rooms.

Kitchen/Dining Room

Two windows to rear aspect, fitted with a range of wall and base units with roll top work surfaces. Stainless Steel sink with mixer tap over, plumbing for washing machine, electric oven, integrated micro wave, door leading to utility room and wc.

Utility Room

Window to side aspect, door leading to side and rear garden.

WC

Window to side aspect, low level wc, wash hand basin

Lounge

Window to front aspect, electric fire and surround.

First Floor Landing

Window to side aspect, access to loft space.

Bedroom 1

Window to front aspect, radiator

Bedroom 2

Window to rear aspect, radiator, Combi-Boiler

Shower-Room

Window to rear aspect, walk in shower, low level wc, sink in vanity unit, fully tiled.

Bedroom 3

Window to front aspect, radiator

Gardens

There are gardens surrounding the property, the rear garden is a good size and is mainly laid to lawn with mature plants and shrubs, the front is easy to maintain and laid to block paving.

Garage and Parking

There is a detached garage at the side and rear of the property via an up and over door and a courtesy door that leads into the rear garden,

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- No Onward Chain
 - Separate Reception Rooms
 - Close to the Village of Avonmouth
 - Double Glazing and Gas Heating System
 - BISF House
 - Close to Local Schools
 - Garage and Parking
 - Open Plan Living Space

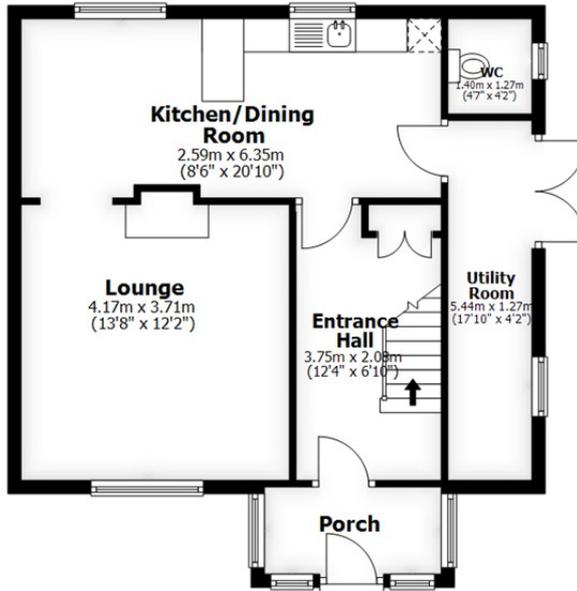


£249,500



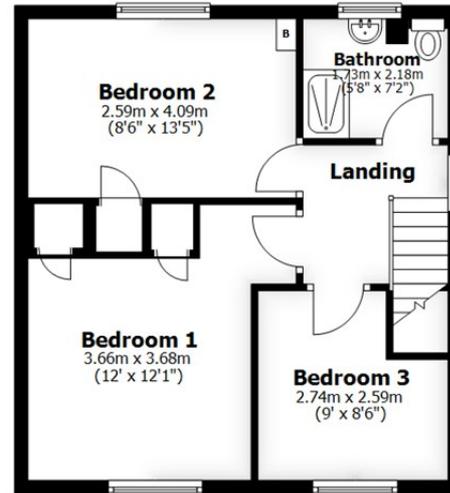
Ground Floor

Approx. 56.8 sq. metres (611.5 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.6 sq. feet)



Total area: approx. 108.3 sq. metres (1166.1 sq. feet)

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