

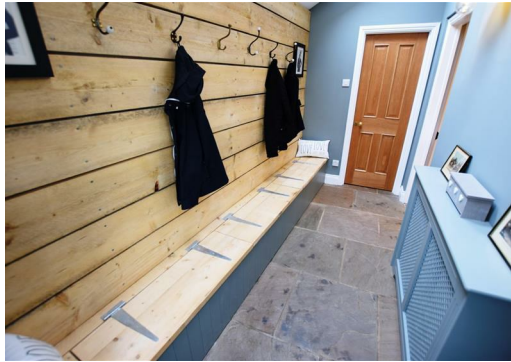


37 ALBERT ROAD,  
PORTISHEAD, BS20 6PP

GOODMAN  
& LILLEY











# 37 ALBERT ROAD

## PORTISHEAD BS20 6PP

GUIDE PRICE  
£550,000

A beautifully presented three-bedroom Victorian home, ideally situated in the heart of Portishead. Just a short walk from the traditional High Street, Lake Grounds, and the award-winning Port Marine, this charming property combines period character with a prime location.

This charming residence has been transformed into a modern family home that seamlessly blends modern comforts with character features. Planning permission has also been granted to extend the property, offering the opportunity to create a fourth bedroom and a dedicated study. The property now offers bright, spacious accommodation arranged over two floors. The ground floor comprises a welcoming boot room, downstairs WC, a generous 19'5" x 11'5" kitchen/dining room, and a stunning 26'7" x 11'11" living room with direct access to the garden — perfect for entertaining or family life. Upstairs, you'll find two well-proportioned double bedrooms, a generous single bedroom and a luxurious, fully fitted family bathroom, completing the internal layout. Outside, the home enjoys a beautifully landscaped rear garden, mainly laid to lawn, with patio seating areas and a raised vegetable patch. To the front, a gravelled driveway provides off-street parking for two vehicles, with gated access leading to the entrance.

Goodman & Lilley expect a high level of interest due to the property's prime location, immaculate condition, and potential to further extend. For more information or to arrange a viewing, please contact our office on 01275 430440.

Planning Permission granted for a fourth bedroom and study

Tenure: Freehold

Council Tax Band: C

Local Authority: North Somerset Council – Tel: 01934 888888

Services: All mains services connected

Transport Links: M5 (J19): 3 miles, M4 (J20): 11 miles, Bristol Temple Meads: 10.5 miles, Bristol Parkway: 14 miles, Bristol Airport: 12 miles (All distances approximate)

All viewings strictly by appointment through Goodman & Lilley – 01275 430440

### Accommodation Comprising:

#### Entrance Hall/Boot Room

Secure entrance door, three double glazed velux windows, flagstone tile flooring, door to:

#### Cloakroom

Obscure uPVC double-glazed rear window, fitted with a modern two-piece white suite including a wash hand basin and low-level WC. Finished with tiled splashbacks and flagstone-style tiled flooring

#### Kitchen/Dining Room

Fitted with a range of modern cream-fronted base and eye-level units with drawers, complemented by solid oak worktops. Features a one and a half bowl ceramic sink with single drainer, stainless steel swan neck mixer tap, and tiled splashbacks. Integrated appliances include a fridge, freezer, dishwasher, and washing machine. Also benefits from a built-in electric fan-assisted double oven and a four-ring gas hob with extractor hood above.

A uPVC double-glazed window to the front provides natural light, while travertine tiled flooring adds a stylish finish. Open-plan to

#### Dining Area

uPVC double-glazed window to the front, featuring an open fireplace with a stone-built surround, solid oak flooring, and a radiator providing warmth. Door leading to:

#### Living Room

Two uPVC double-glazed windows to the front and an additional uPVC double-glazed window to the side provide excellent natural light. A cast iron fireplace with a marble hearth houses a wood-burning stove, creating a charming focal point. Additional features include solid oak flooring, two radiators, under-stairs storage cupboard, telephone and TV points, picture rail, and a decorative cornice-style ceiling with ceiling rose. Stairs rise to the first-floor landing, and a secure uPVC double-glazed courtesy door leads out to the garden.

#### First Floor Landing

Radiator, loft hatch, doors to all bedrooms and family bathroom.

#### Master Bedroom

uPVC double-glazed windows to the front and side offer plenty of natural light. A fireplace set within a wooden surround and marble hearth adds a touch of character. Additional features include fitted wardrobes with overhead storage, a radiator, TV point, and picture rail.

#### Bedroom Two

uPVC double-glazed windows to the front and side provide natural light. A built-in boiler cupboard houses the wall-mounted gas combination boiler serving the central heating and hot water system. Additional features include fitted wardrobes with integrated shelving and a radiator.

#### Bedroom Three

uPVC double-glazed window to the front, fitted wardrobe, radiator, and picture rail. Door leading to:

#### Family Bathroom

Fitted with a modern four-piece white suite comprising a deep panelled bath, twin wash hand basins with mixer taps and storage cupboards beneath, a fully tiled double shower enclosure with glass screen and fitted shower, and a low-level WC. The room features full-height travertine wall tiling, matching travertine tiled flooring, two heated towel rails—including a contemporary coiled design—and an extractor fan for ventilation.

#### Outside

Occupying a corner plot, the garden wraps around both the front and rear of the property, enclosed by a half-height wall and panelled fencing. Mostly laid to lawn, it features a sandstone patio perfect for al fresco dining, a raised vegetable bed, and space for a shed. Gated access leads to a gravel driveway offering off-street parking for two vehicles.



- Stunning Period family Home
- Solid Oak Flooring
- Spacious Reception Rooms
- Central Portishead Location
- Gravelled Driveway For Two Vehicles
- Approaching 1250 Sq. Ft
- Three Double Bedrooms
- Highly Sought After Location







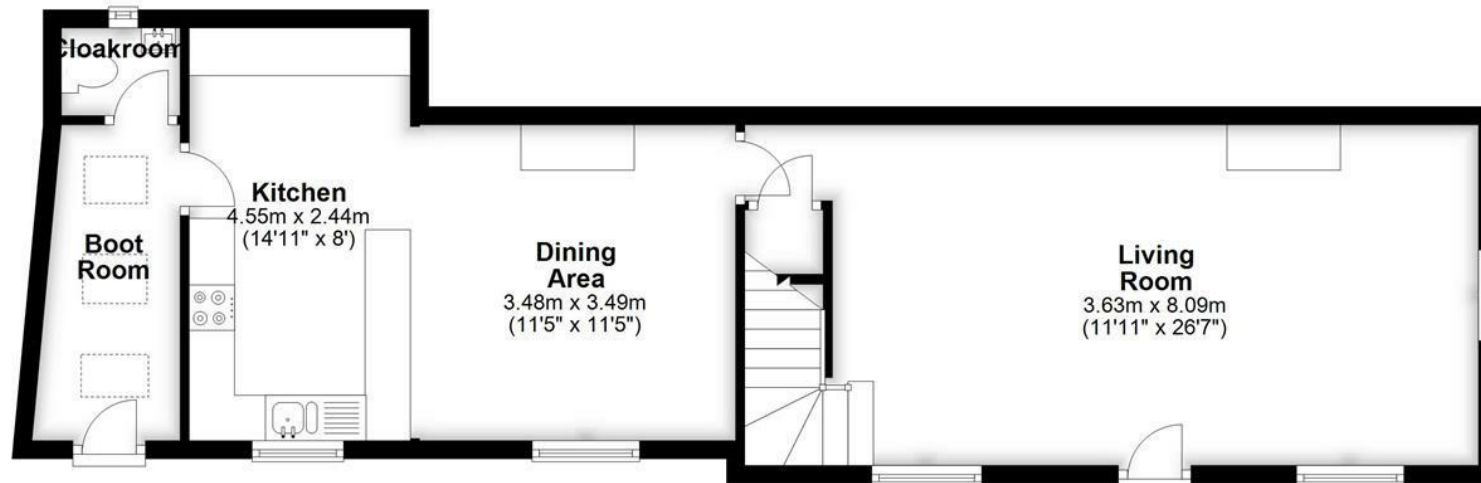


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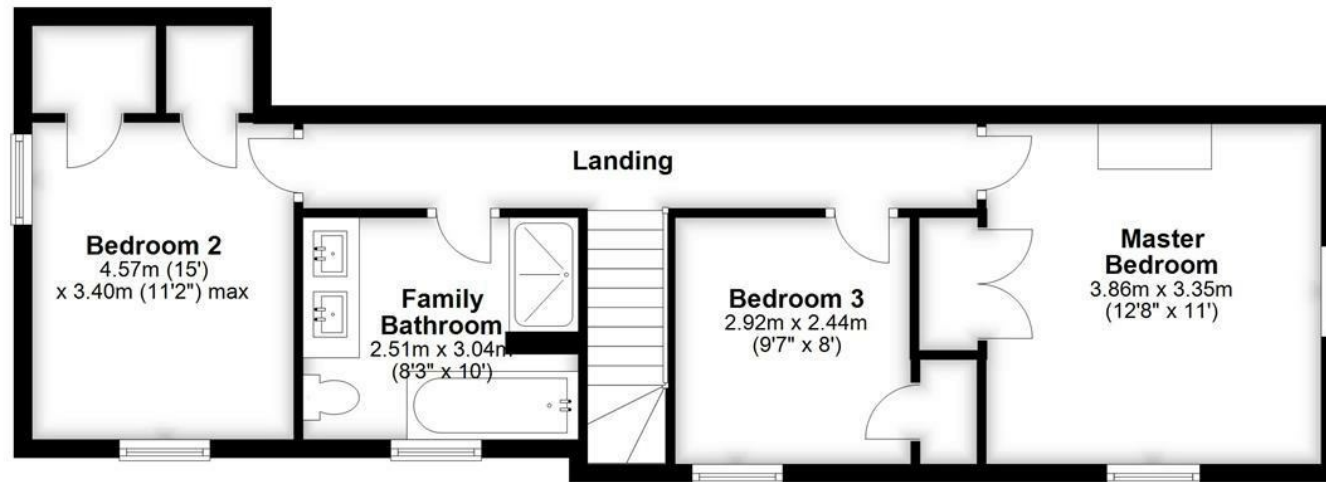
## Ground Floor

Approx. 59.6 sq. metres (641.5 sq. feet)



## First Floor

Approx. 56.4 sq. metres (606.9 sq. feet)



Total area: approx. 116.0 sq. metres (1248.4 sq. feet)



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