



726 PORTWAY,
AVONMOUTH, BS11 9NT

**GOODMAN
& LILLEY**



A WELL-PROPORTIONED 3-BEDROOM SEMI-DETACHED HOME OF B.I.S.F. CONSTRUCTION, SET ON A GENEROUS PLOT AND AVAILABLE FOR IMMEDIATE PURCHASE. THIS PROPERTY OFFERS FLEXIBLE LIVING SPACE, A WRAP-AROUND GARDEN WITH POTENTIAL FOR EXTENSION (SUBJECT TO PLANNING PERMISSION), AND EXCELLENT TRANSPORT LINKS TO BRISTOL, THE M5, AND SURROUNDING AREAS.

Property Description.

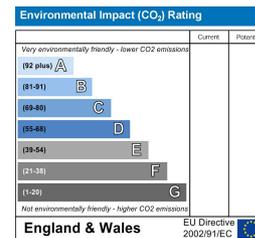
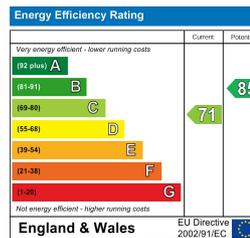
A fantastic opportunity to purchase this 3-bedroom semi-detached home of B.I.S.F. (British Iron and Steel Federation) construction, offered empty and available for immediate purchase. Situated on a generously sized plot, the property offers scope for potential extensions (subject to relevant permissions) and plenty of outdoor space.

The entrance hallway leads to a comfortable lounge and dining room, perfect for family living. At the end of the hall, the kitchen comes with some fitted white goods and provides access to a side storage area and the wrap-around garden, which also benefits from external storage accessed from the side of the house.

Upstairs, there are three bedrooms – two good-sized doubles with built-in storage and a single bedroom, along with a family bathroom.

For commuters, the property offers excellent transport links with easy access to Bristol via the Portway, nearby Portway Park and Ride, and M5 motorway connections. On-street parking is available on nearby roads.

This home represents a rare opportunity for those seeking a spacious property with potential for modernisation and expansion in a convenient location.



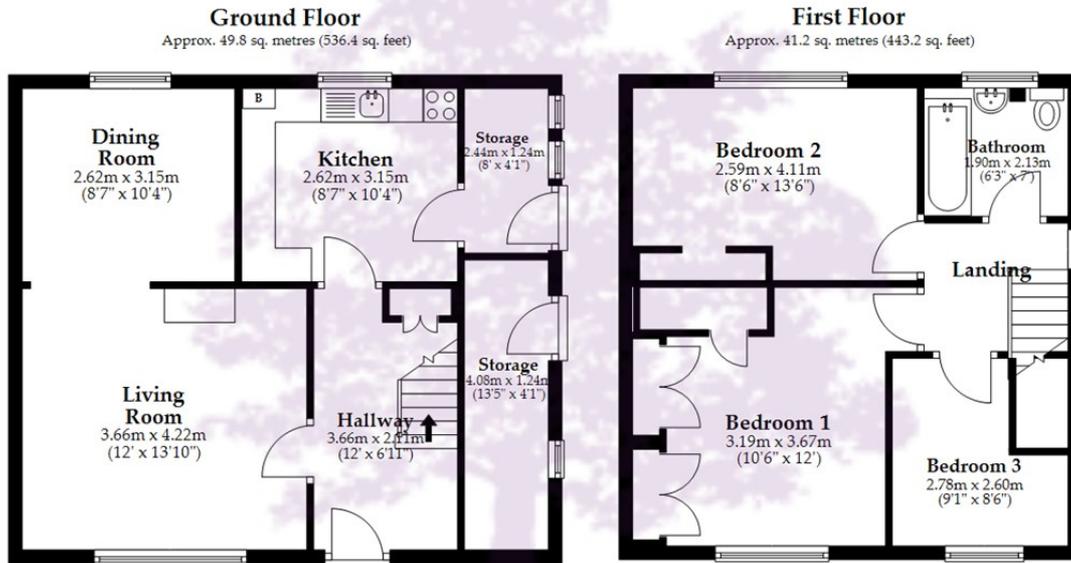
- No onward chain
- Generous wrap-around garden with scope for extensions (subject to permissions)
- Kitchen with some fitted white goods and side storage area
- Ideal opportunity for modernisation or expansion
- Council Tax Band - A

- 3-bedroom semi-detached B.I.S.F. construction home
- Lounge and dining room layout, ideal for family living
- On-street parking available on nearby roads
- Excellent transport links – easy access to Bristol via Portway, Portway Park and Ride, and M5 motorway



£260,000





Total area: approx. 91.0 sq. metres (979.7 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.

Plan produced using PlanUp.

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