



137 KELLAWAY AVENUE,
HENLEAZE, BS6 7YF

GOODMAN
& LILLEY



A WONDERFUL TWO DOUBLE BEDROOM VICTORIAN END TERRACE HOME WITH ATTRACTIVE REAR GARDEN AND WORKSHOP/HOME OFFICE, SITUATED IN A HIGHLY REGARDED POSITION CLOSE TO LOCAL SCHOOLS, TESCO'S AT GOLDEN HILL AND WITHIN 5 MILES OF THE M4 & M5 MOTORWAY NETWORK.

Summary

This period home boasts gas heating, double glazed windows and accommodation briefly comprising: entrance hall, generous sitting room, dining room opening into a modern fitted kitchen and on into a useful utility room. The first floor offers two double bedrooms and a modern bathroom.

Outside there is an attractive rear garden with a wonderful workshop/home office built to the rear.

Accommodation

Ground Floor

Entrance

Via a front door to a hall with doors to the ground floor rooms and stairs up to the first floor.

Sitting Room

Generous in size with double glazed sash window to the front, feature fireplace, radiator and stripped exposed floorboards.

Dining Room

A lovely light room with double glazed window to the rear, stripped exposed floorboards, radiator, understairs cupboard an door opening into the kitchen.

Kitchen

An attractive kitchen with good storage, wooden work surfacing, belfast sink with mixer tap, integrated oven and gas hob with hood over, space for slimline dishwasher, double glazed windows and door looking out on the rear garden, radiator and opening into the utility room.

Utility Room

Fitted with matchen units and work surfacing, sink unit, tiled floor, radiator, double glazed window to the rear.

First Floor

Landing

A lovely landing with doors to all first floor rooms.

Bedroom One

The the front of the house with double glazed sash window, radiator, built in storage.

Bedroom Two

Double glazed window to the rear overlooking the rear garden, radiator.

Bathroom

A great sized bathroom with a wonderful amount of light from a double glazed window and velux window to the ceiling and fitted with a bath having a shower over off of the mixer taps, wash basin, low level wc with tiled floor and surrounds, radiator.

Outside

Rear Garden

The cottage has a wonderful rear garden for sun lovers facing a westerly direction and having patio areas with attractive borders and beds, and a home office/workshop built by the present owners fully insulated with many possible uses. Being an end terrace the cottage also has side access back to the front via a gate.

Home Office / Workshop

Built into the rear garden by the present owners and offering flexible uses, currently an artist studio with power, light and heating, Of wood construction and insulated with window, double doors and roof lights.

- Beautiful End Terrace Cottage
- Sought After Location
- Well Appointed Throughout
- Attractive Rear Garden

- Period Home
- Two Double Bedrooms
- Close to Shops / Schools
- Home Office / Workshop



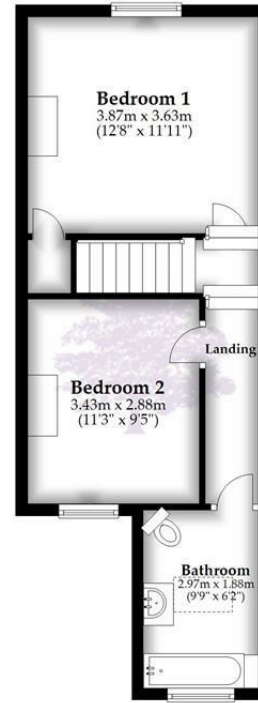
GUIDE PRICE £450,000



Ground Floor
Approx. 45.9 sq. metres (494.0 sq. feet)



First Floor
Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 83.2 sq. metres (895.1 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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