



31 VICTORIA SQUARE,
PORTISHEAD, BS20 6AQ

**GOODMAN
& LILLEY**



A BEAUTIFULLY PRESENTED TWO-BEDROOM VICTORIAN TERRACED FAMILY HOME, IDEALLY SITUATED JUST A SHORT DISTANCE FROM PORTISHEAD'S TRADITIONAL HIGH STREET.

Perfectly positioned for convenience, the property is within easy reach of a wide range of local amenities including the nearby leisure centre, doctors' surgery, well-regarded Primary and Secondary Schools, as well as the picturesque Lake Grounds and vibrant Marina Quayside—making it an ideal choice for families, first time buyers and professionals alike.

The accommodation is both welcoming and versatile, beginning with an entrance hall accessed via a secure front door, complete with laminate flooring, radiator and stairs rising to the first floor. This leads through to a spacious open-plan living and dining room, a standout feature of the home, enjoying dual aspect uPVC double glazed windows to the front and rear. Both areas retain character with attractive open fireplaces, complemented by modern finishes including laminate flooring, coving to the ceiling and a ceiling rose in the dining area. Additional features include a useful under-stairs storage cupboard, TV and telephone points, creating a comfortable and practical living space ideal for both relaxing and entertaining.

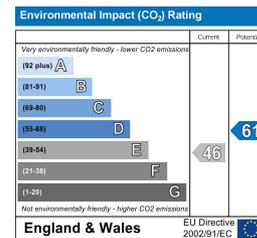
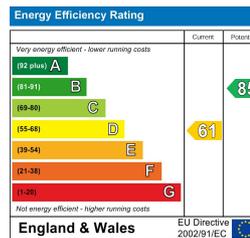
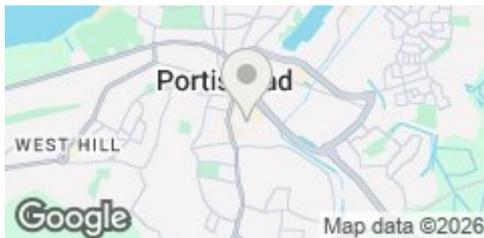
The kitchen is fitted with a stylish range of modern cream fronted base and eye level units with work surfaces over, incorporating a stainless steel sink unit with tiled splashbacks. Integrated appliances include an electric fan-assisted oven and four-ring gas hob with extractor hood, alongside space and plumbing for a washing machine and fridge/freezer. The kitchen also houses a wall-mounted gas boiler and benefits from dual aspect uPVC double glazed windows, tiled flooring and a part-glazed courtesy door

providing direct access to the rear garden.

To the first floor, the landing provides access to two well-proportioned bedrooms and the family bathroom, along with a loft hatch and radiator. The generous master bedroom is positioned to the front of the property and features two uPVC double glazed windows allowing for plenty of natural light, along with a double radiator. The second bedroom overlooks the rear garden and also benefits from a double radiator and decorative ceiling rose.

The family bathroom is fitted with a modern white three-piece suite comprising a deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC. Additional features include tiled splashbacks, extractor fan, uPVC double glazed window, airing cupboard housing the hot water tank with shelving, and vinyl flooring.

Externally, the property enjoys a low-maintenance, south-facing rear garden, predominantly laid to patio with mature planted borders and enclosed by panelled fencing—ideal for outdoor dining and entertaining. A secure door provides access to an outside storage room. To the front, a gravelled driveway offers the added benefit of off-street parking for two vehicles.



- Victorian Terraced Home
- Two Reception Rooms
- South Facing Rear Garden
- Convenient Central Location

- Two Double Bedrooms
- Approximately 792 SQ. FT
- Gravelled Driveway
- No Onward Chain

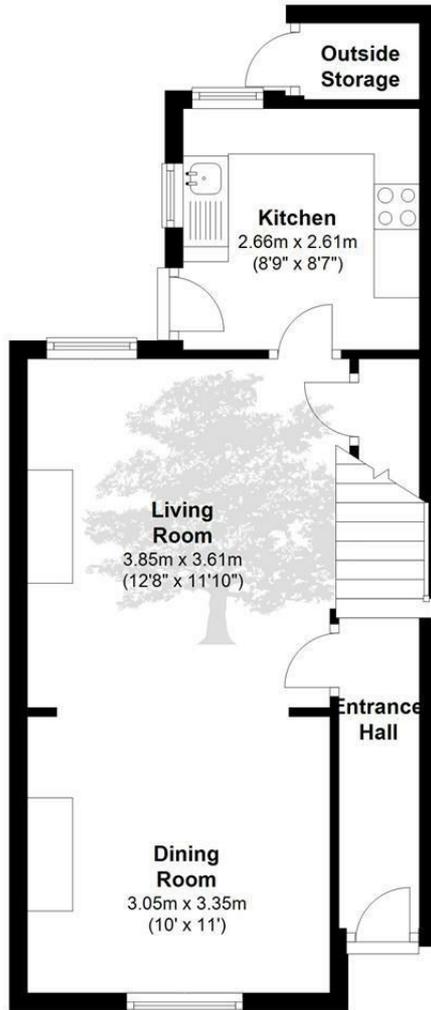


ASKING PRICE £325,000



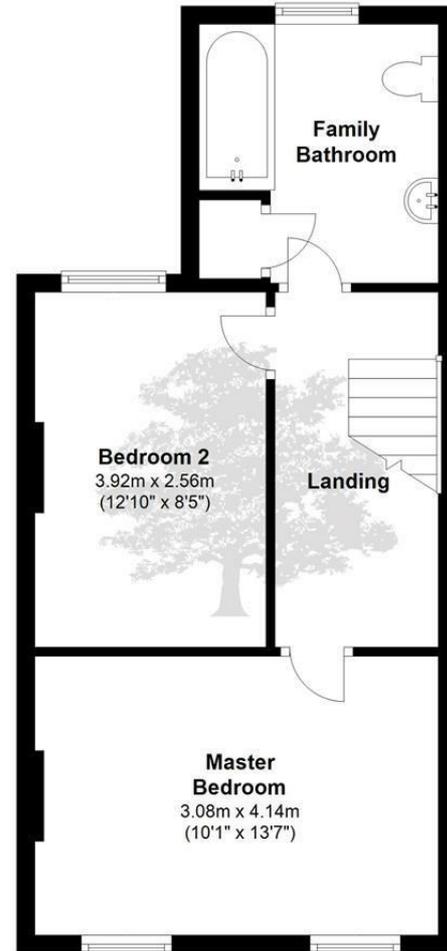
Ground Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



Total area: approx. 73.7 sq. metres (792.8 sq. feet)

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