



3 LEIGH VIEW ROAD,
PORTISHEAD, BS20 7ED

GOODMAN
& LILLEY







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PORTISHEAD BS20 7ED

GUIDE PRICE
£500,000

An opportunity to acquire a comprehensively refurbished, four-double bedroom, period semi-detached home situated on Portishead popular hillside.

This fine home, in brief comprises; entrance hall, cloakroom, generous open-plan living/dining room, beautifully re-fitted kitchen/breakfast room. The first floor features three double bedrooms with a four-piece family bathroom which serves the bedrooms on this level. The second floor features a wonderful master bedroom suite with the benefit of an en-suite shower room. The rear garden enjoys a westerly orientation and provides the ideal outdoor space to sit back and enjoy the orientation.

The convenient location makes it the ideal choice for a variety of purchasers, with easy access to both Portishead's traditional High Street and the delights that the Marina has to offer, with a selection of Bars and Restaurants to enjoy in both locations. The family buyer will warm to the nearby Eastwood and Lake Grounds, providing children the perfect space to explore or play the various sporting activities 'the Lake Grounds' has to offer or enjoy a picnic during those warm summer months.

Goodman & Lilley anticipate a good degree of interest due to its location and the refurbished accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

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

Accommodation Comprising:

Entrance Vestibule

Secure part glazed door opening to the entrance vestibule, oak glazed door opening to:-

Entrance Hall

A good-sized, welcoming entrance hall, period features that include the high ceilings and moulded corning which are indicative of the Victoriana period, staircase rising to the first floor landing, radiator, oak doors opening to principle rooms.

Cloakroom

Fitted with a two piece modern white suite comprising; low-level WC, wash hand basin with tiled splash back, extractor fan.

Living Room

A generous reception room, typically associated with the era, light and airy in its appearance with a uPVC double glazed bay window to the front aspect, feature high-ceilings with moulded ceiling corning, radiator, chimney breast with fireplace, open-plan to:-

Dining Area

14'4" x 10'5"
Secure uPVC double glazed French doors opening to the rear, feature high-ceilings and moulded corning, chimney breast with fireplace, open-plan to:

Kitchen/Breakfast Room

26'6" x 10'0"
The kitchen is fitted with a comprehensive range of shaker style wall, base and drawer units with oak worksurfaces over which incorporates a breakfast bar peninsula, inset stainless steel sink and drainer unit, mixer tap, metro tiled splash backs. Integrated appliances include a fridge/freezer, dishwasher, electric fan assisted oven, four ring induction hob with stainless steel extractor hood, space for automatic washing machine, recessed ceiling down lighting, uPVC double glazed windows to the rear and side aspects and a skylight window flooding the space with natural light. The breakfast room provides ample space to position a family sized dining table and chairs, uPVC double glazed window to the side aspect, uPVC double glazed door opening to the side giving access to the garden, continuation of the recessed ceiling spotlights, radiator.

First Floor Landing

With stairs rising to the second floor landing, radiator, doors opening to the bedrooms and the family bathroom.

Bedroom Two

16'9" x 13'2"
A spacious room, the biggest bedroom residing on the front elevation with a uPVC double glazed bay window to the front aspect, radiator.

Bedroom Three

14'4" x 10'5"
uPVC double glazed window to the rear aspect, radiator.

Bedroom Four

13'6" x 10'3"
uPVC double glazed window to the rear aspect, radiator.

Family Bathroom

Fitted with a brand new four piece suite comprising; low level WC with concealed cistern, shower enclosure with mains drench shower and hand shower attachment, vanity wash hand basin with storage beneath, claw footed roll top bath with mixer taps, tiling to splash prone areas, cupboard concealing gas fired boiler serving the heating system and the domestic hot water, chrome heated towel rail, recessed ceiling down lighting, obscured uPVC double glazed window to the side aspect.

Second Floor Landing

Turned staircase rising up to the second floor landing, skylight flooding the stairwell with natural light, oak door opening to:

Master Bedroom

16'7" x 12'5"
Enjoying a dual aspect with a uPVC double glazed

window to the side aspect and Velux skylight to the front aspect, oak built-in wardrobes, eaves storage space, oak door opening to:

En-Suite Shower Room

Fitted with a three piece suite comprising; low-level WC, pedestal wash hand basin, shower enclosure with mains drench shower, tiling to splash prone areas, chrome heated towel radiator, obscured uPVC double glazed window to the rear aspect.

Outside

The enclosed rear garden enjoys a westerly orientation and is laid predominantly to lawn and patio providing the ideal place to sit back and dine alfresco in the warmer summer months. The garden is accessed from the kitchen/breakfast room with a stone chipped pathway leading to the front of the property and to the steps that lead up to the garden area.



- Period Semi-Detached Home
 - Desirable Hillside Location
- Four Double Bedrooms
 - In Excess Of 1,800 Sq Ft
- Quality Bathroom & En-Suite
 - Sympathetically Refurbished



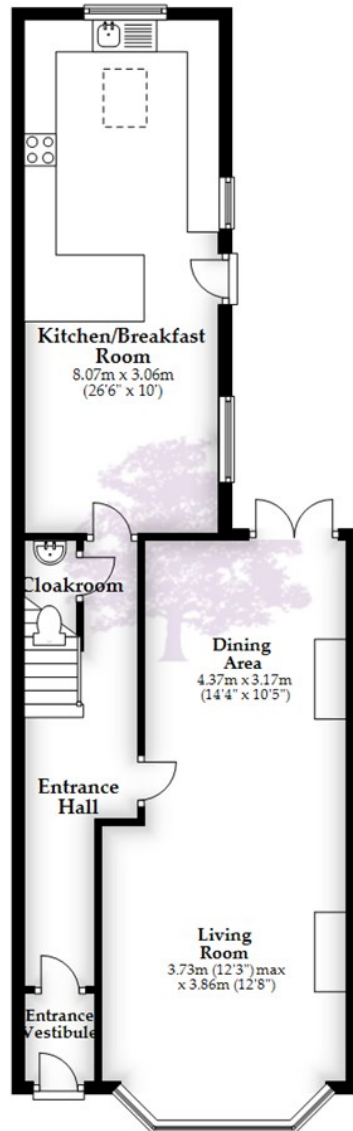


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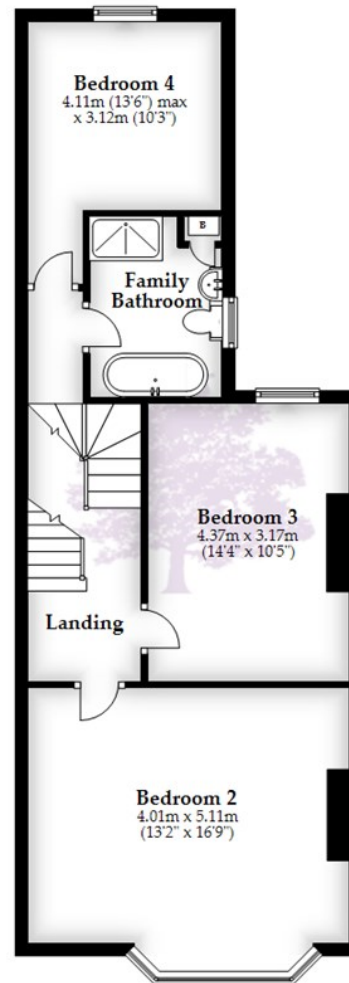
Ground Floor

Approx. 67.4 sq. metres (725.7 sq. feet)



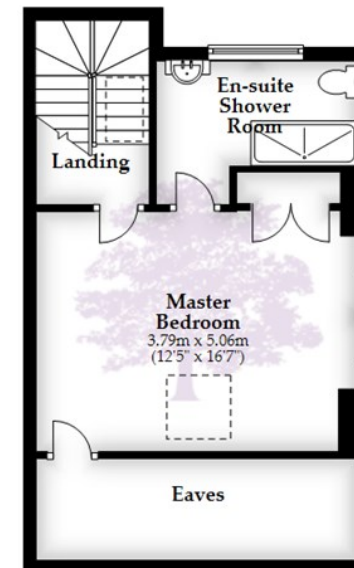
First Floor

Approx. 61.8 sq. metres (665.1 sq. feet)



Second Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



Total area: approx. 170.1 sq. metres (1831.3 sq. feet)

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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