



2 KEEL AVENUE,  
PORTISHEAD, BS20 7PS

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GOODMAN  
& LILLEY



THIS TWO-BEDROOM SEMI-DETACHED HOME IS IDEALLY LOCATED JUST A STONE'S THROW AWAY FROM THE MARINA, OFFERING THE PERFECT BLEND OF CONVENIENCE, COASTAL CHARM, AND A RELAXED LIFESTYLE. THE PROPERTY'S PRIME LOCATION MAKES IT AN IDEAL CHOICE FOR ANYONE WHO ENJOYS BEING CLOSE TO THE WATER AND ALL THE ATTRACTIONS THAT A MARINA SETTING HAS TO OFFER, FROM LEISURELY WALKS TO WATERSIDE DINING AND RECREATION.

Upon entering the property, you are immediately welcomed into a spacious and inviting entrance hall. This area provides easy access to the cloakroom for added convenience, a staircase that rises to the first-floor landing, and doors leading to both the kitchen and the spacious lounge/diner. The open-plan layout of the living and dining area offers a perfect space for entertaining or simply relaxing after a long day, with plenty of natural light creating a warm and welcoming atmosphere.

The well-equipped kitchen is perfectly positioned, offering ample storage and workspace, making it ideal for preparing meals or enjoying a morning coffee while taking in the pleasant surroundings. The lounge/diner provides a flexible area to suit your needs, whether you're hosting guests, enjoying family time, or simply unwinding in a comfortable setting.

On the first floor, you'll find two generously sized double bedrooms, each offering plenty of room for relaxation and rest. These spacious rooms provide a tranquil retreat with large windows that let in an abundance of light, enhancing the airy feel of the home. The family bathroom is neatly appointed and offers all the necessary features for a practical and comfortable space.

Outside, the property is complemented by an enclosed rear garden, providing a peaceful and private area to enjoy outdoor living. Whether you're hosting a BBQ, gardening, or simply soaking up the sun, the garden offers versatility for a variety of activities. In addition, the property comes with convenient parking, ensuring ease and security for residents and visitors alike.

This home is a wonderful opportunity for those seeking a comfortable, stylish, and well-located residence near the marina, offering the perfect combination of modern living and coastal charm. Whether you're looking for a first home, a peaceful retreat, or a convenient base by the water, this property has all the features you need to make it your own.

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

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

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- Semi-Detached Home
  - Close Proximity To The Marina
  - Lounge/Diner
  - Enclosed Rear Garden
  - Two Double Bedrooms
  - Off Street Parking
  - Popular Village Quarter Location
  - Viewing Highly Advised

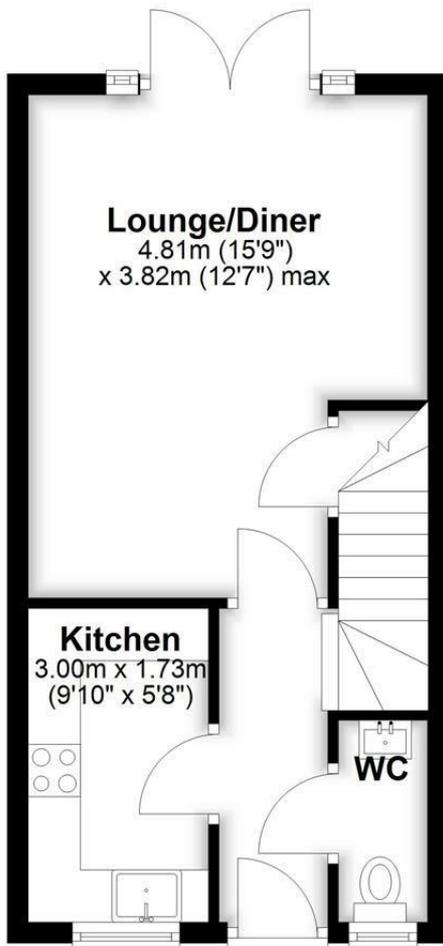


GUIDE PRICE £315,000



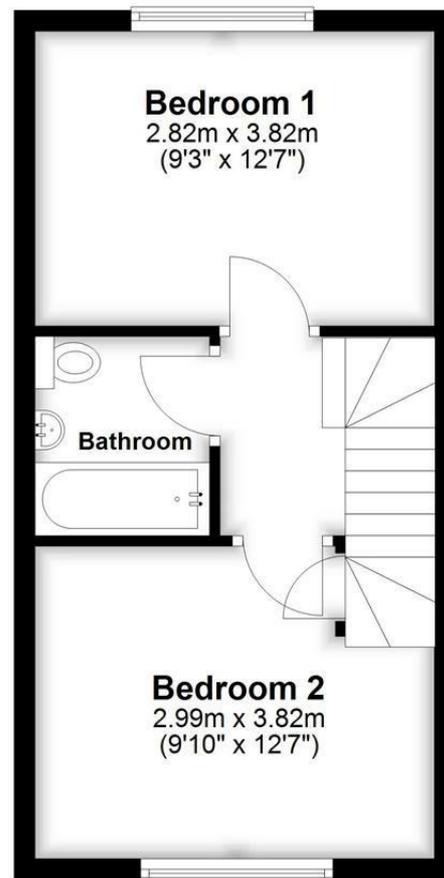
## Ground Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



## First Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



Total area: approx. 60.5 sq. metres (650.9 sq. feet)

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