



43 SOUTH ROAD,
PORTISHEAD, BS20 7DX

GOODMAN
& LILLEY



IMMACULATLY PRESENTED THROUGHOUT, THIS SPACIOUS THREE BEDROOM FAMILY HOME THAT HAS RECENTLY UNDERGONE A FULL RENOVATION INCLUDING A NEW BOILER, ELECTRICS AND A BRAND NEW KITCHEN/DINER.

Occupying an elevated position the property has a large garden to the rear and pleasant outlook of the town and valley beyond to the front. To the rear is a single garage and off road parking for two, furthermore this property is offered with no onward chain. This spacious semi-detached home offers a delightful blend of modern living and comfort. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The property boasts a stunning presentation throughout, ensuring that you can move in and enjoy your new surroundings without the need for immediate renovations.

The heart of the home is undoubtedly the open-plan kitchen and dining area, which has been recently renovated to a high standard. This inviting space is ideal for entertaining guests or enjoying family meals, providing a warm and welcoming atmosphere.

Outside, you will find a large garden that offers ample space for outdoor activities, gardening, or simply relaxing in the fresh air. Additionally, the property features convenient parking and a garage to the rear, making it easy to accommodate vehicles and storage needs.

The location is another highlight, with a pleasant outlook to the front and being within walking distance of local amenities. This means you can enjoy the convenience of shops, schools, and parks without the need for a car.

An opportunity to acquire a refurbished property, in a established residential address. Accordingly, Goodman & Lilley recommend an early appointment to avoid disappointment. Call us today on 01275 430440/sales@goodmanlilley.co.uk and talk with one of our property professionals to arrange an internal inspection.

Call, Click or Come in and visit our experienced sales team- 01275 430440/sales@goodmanlilley.co.uk

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: D

Services: All mains services connected

Accommodation Comprising

Entrance Hall

A modern a bright entrance hall that is truly welcoming. Doors lead to the living room and kitchen/diner whilst stairs rise to the first floor. A glazed panel and part glazed door floods the area with natural light.

Living Room

A well presented living space with a large window to the front aspect with a great view towards Portishead town and the valley. Wood affect flooring flowing through from the entrance, wood burning fireplace and glazed double doors into the kitchen diner.

Kitchen/Diner

Recently renovated to an exacting standard with a range of matching wall and base units and quartz worktops over with matching upstands. Inset sink and drainer, four ring burner gas hob with extractor over. Built in electric oven, dishwasher and washing machine. Ample space for a large American fridge freezer. Flooded with natural light the kitchen/diner has glazed double doors from the dining area with access to the garden, two windows overlooking the rear garden and a glazed door onto the side with access to the front and rear of the property. Storage cupboard under the stairs. Wood effect flooring flowing from the entrance hall and living room.

First Floor Landing

Doors to all bedrooms, airing cupboard and bathroom. Hatch to the loft space.

Bedroom One

A fantastic sized double bedroom with a window to the front aspect offering a great view of the town and valley beyond. A range of built in wardrobes with sliding mirror fronted doors.

Bedroom Two

A large double bedroom with a window to the rear aspect overlooking the garden and woodland beyond.

Bedroom Three

A great sized single bedroom with a window to the front aspect.

Family Bathroom

A modern family bathroom with a three piece suite comprising; Panel bath with shower over, low level WC and vanity style his and hers sink. Window to rear aspect. Heated towel rail.

Garden

A large garden over a number of terraced levels mainly laid to lawn with steps and footpath to the side giving access to the rear.

Garage

Single garage with up and over door allocated parking for two at the rear of the garden.

- Semi-Detached Family Home
- 810 SQ. FT
- Garage (located To Rear)
- Re-fitted Kitchen

- Three Bedrooms
- Convenient Location
- Generous Rear Garden
- Viewing highly Advised

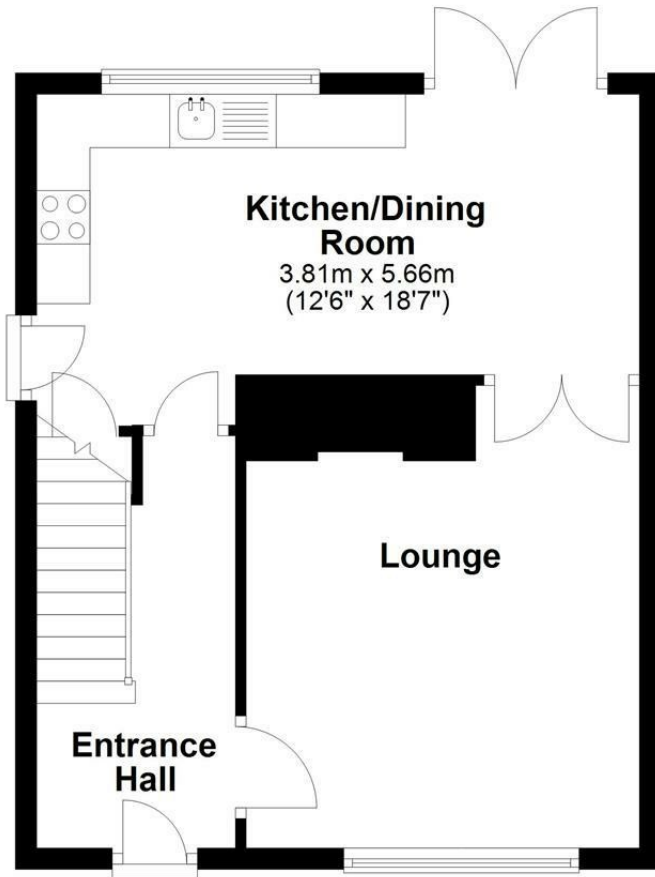


GUIDE PRICE £360,000



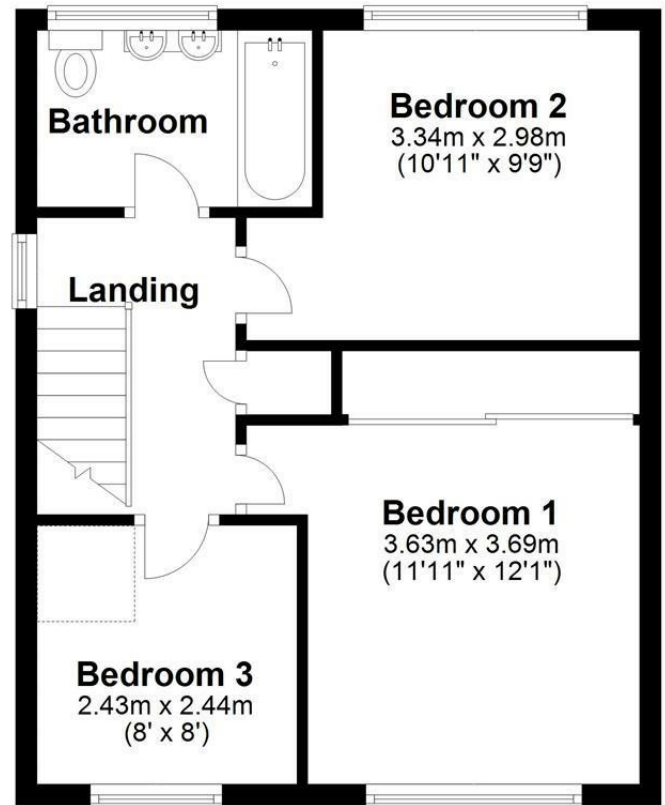
Ground Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Total area: approx. 75.3 sq. metres (810.4 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopa.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.