



5 BRITTAN PLACE,  
PORTBURY, BS20 7TZ

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GOODMAN  
& LILLEY



DECEPTIVELY SPACIOUS DUPLEX APARTMENT IN THE HEART OF PORTBURY VILLAGE, FEATURING TWO DOUBLE BEDROOMS, A MODERN KITCHEN, FRONT-FACING BALCONY AND PRIVATE REAR GARDEN. A SUPERB COMBINATION OF SPACE, STYLE AND CONVENIENCE WITH EASY ACCESS INTO BRISTOL.

The property is arranged over the first and second floors and is accessed to the rear via a private entrance overlooking the garden. On the ground floor, a generous entrance hall leads to a bright, modern kitchen and a spacious lounge/diner at the front. This versatile room offers ample space for both living and dining areas, enhanced by three windows and a glazed door opening out to the front-facing balcony.

The first floor offers two exceptional double bedrooms, each providing ample space for storage, along with a modern family bathroom fitted with a three-piece suite comprising a bath with shower over, low-level WC, and pedestal wash basin.

Externally, the property enjoys a front-facing balcony accessed from the living room, as well as a private rear garden. The garden is approached via a communal staircase to the rear and is mainly laid to lawn with mature shrubs and planted borders.

- Duplex Apartment
  - Two Double Bedrooms
  - Spacious Lounge With Balcony
  - Quiet Location
  - Private Garden Space
- Private Entrance
  - Well Presented Throughout
  - Modern Kitchen
  - Bright & Airy
  - Great Transport Links To Bristol

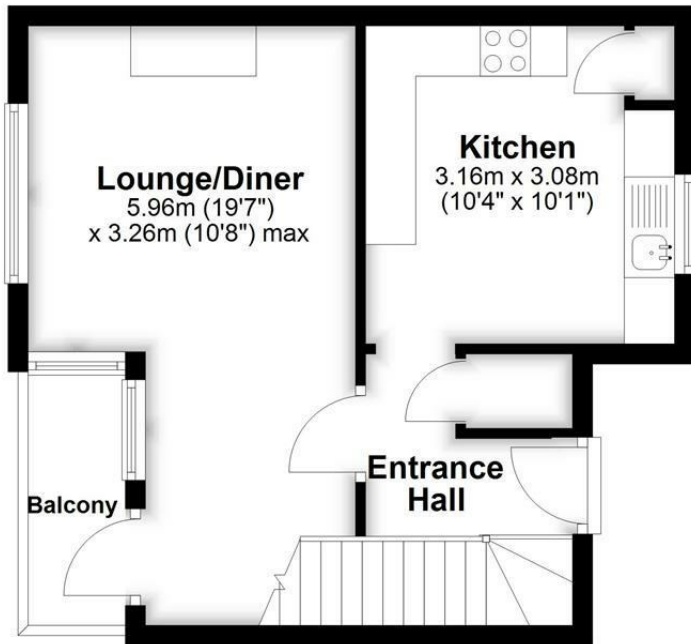


GUIDE PRICE £225,000



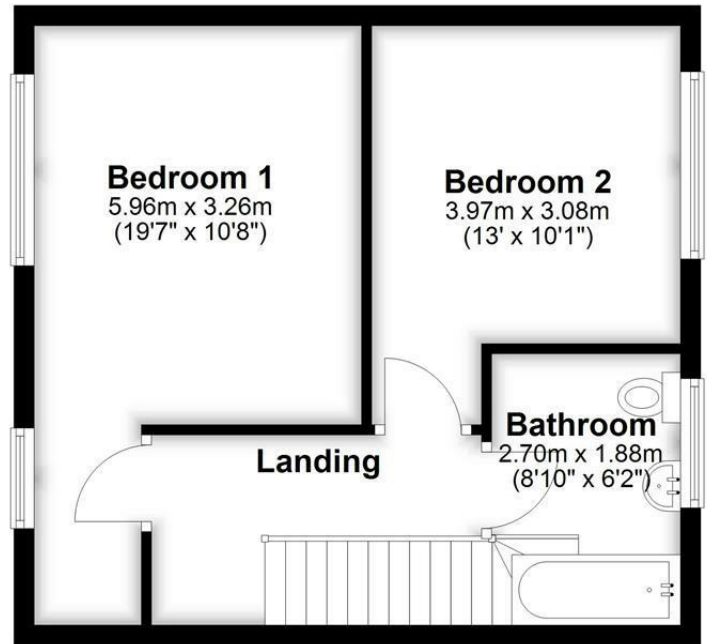
## Ground Floor

Approx. 32.3 sq. metres (348.1 sq. feet)



## First Floor

Approx. 38.4 sq. metres (412.9 sq. feet)



Total area: approx. 70.7 sq. metres (761.0 sq. feet)

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