

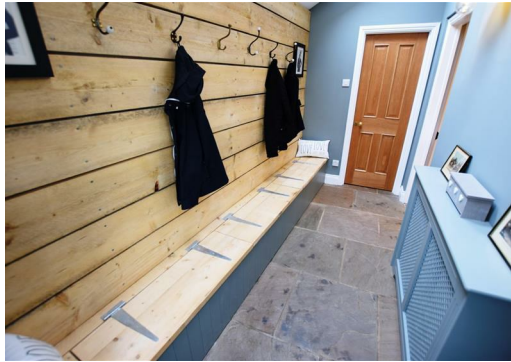


37 ALBERT ROAD,  
PORTISHEAD, BS20 6PP

GOODMAN  
& LILLEY











# 37 ALBERT ROAD

## PORTISHEAD BS20 6PP

GUIDE PRICE  
£575,000

A beautifully presented three-bedroom Victorian home, ideally situated in the heart of Portishead. Just a short walk from the traditional High Street, Lake Grounds, and the award-winning Port Marine, this charming property combines period character with a prime location.

This charming residence has been transformed into a modern family home that seamlessly blends modern comforts with character features. Planning permission has also been granted to extend the property, offering the opportunity to create a fourth bedroom and a dedicated study. The property now offers bright, spacious accommodation arranged over two floors. The ground floor comprises a welcoming boot room, downstairs WC, a generous 19'5" x 11'5" kitchen/dining room, and a stunning 26'7" x 11'11" living room with direct access to the garden — perfect for entertaining or family life. Upstairs, you'll find two well-proportioned double bedrooms, a generous single bedroom and a luxurious, fully fitted family bathroom, completing the internal layout. Outside, the home enjoys a beautifully landscaped rear garden, mainly laid to lawn, with patio seating areas and a raised vegetable patch. To the front, a gravelled driveway provides off-street parking for two vehicles, with gated access leading to the entrance.

Goodman & Lilley expect a high level of interest due to the property's prime location, immaculate condition, and potential to further extend. For more information or to arrange a viewing, please contact our office on 01275 430440.

Planning Permission granted for a fourth bedroom and study

Tenure: Freehold

Council Tax Band: C

Local Authority: North Somerset Council – Tel: 01934 888888

Services: All mains services connected

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

All viewings strictly by appointment through Goodman & Lilley – 01275 430440

### Accommodation Comprising:

#### Entrance Hall/Boot Room

Secure entrance door, three double glazed velux windows, flagstone tile flooring, door to:

#### Cloakroom

Obscure uPVC double-glazed rear window, fitted with a modern two-piece white suite including a wash hand basin and low-level WC. Finished with tiled splashbacks and flagstone-style tiled flooring

#### Kitchen/Dining Room

Fitted with a range of modern cream-fronted base and eye-level units with drawers, complemented by solid oak worktops. Features a one and a half bowl ceramic sink with single drainer, stainless steel swan neck mixer tap, and tiled splashbacks. Integrated appliances include a fridge, freezer, dishwasher, and washing machine. Also benefits from a built-in electric fan-assisted double oven and a four-ring gas hob with extractor hood above.

A uPVC double-glazed window to the front provides natural light, while travertine tiled flooring adds a stylish finish. Open-plan to

#### Dining Area

uPVC double-glazed window to the front, featuring an open fireplace with a stone-built surround, solid oak flooring, and a radiator providing warmth. Door leading to:

#### Living Room

Two uPVC double-glazed windows to the front and an additional uPVC double-glazed window to the side provide excellent natural light. A cast iron fireplace with a marble hearth houses a wood-burning stove, creating a charming focal point. Additional features include solid oak flooring, two radiators, under-stairs storage cupboard, telephone and TV points, picture rail, and a decorative cornice-style ceiling with ceiling rose. Stairs rise to the first-floor landing, and a secure uPVC double-glazed courtesy door leads out to the garden.

#### First Floor Landing

Radiator, loft hatch, doors to all bedrooms and family bathroom.

#### Master Bedroom

uPVC double-glazed windows to the front and side offer plenty of natural light. A fireplace set within a wooden surround and marble hearth adds a touch of character. Additional features include fitted wardrobes with overhead storage, a radiator, TV point, and picture rail.

#### Bedroom Two

uPVC double-glazed windows to the front and side provide natural light. A built-in boiler cupboard houses the wall-mounted gas combination boiler serving the central heating and hot water system. Additional features include fitted wardrobes with integrated shelving and a radiator.

#### Bedroom Three

uPVC double-glazed window to the front, fitted wardrobe, radiator, and picture rail. Door leading to:

#### Family Bathroom

Fitted with a modern four-piece white suite comprising a deep panelled bath, twin wash hand basins with mixer taps and storage cupboards beneath, a fully tiled double shower enclosure with glass screen and fitted shower, and a low-level WC. The room features full-height travertine wall tiling, matching travertine tiled flooring, two heated towel rails—including a contemporary coiled design—and an extractor fan for ventilation.

#### Outside

Occupying a corner plot, the garden wraps around both the front and rear of the property, enclosed by a half-height wall and panelled fencing. Mostly laid to lawn, it features a sandstone patio perfect for al fresco dining, a raised vegetable bed, and space for a shed. Gated access leads to a gravel driveway offering off-street parking for two vehicles.



- Stunning Period family Home
- Solid Oak Flooring
- Spacious Reception Rooms
- Central Portishead Location
- Gravelled Driveway For Two Vehicles
- Approaching 1250 Sq. Ft
- Three Double Bedrooms
- Highly Sought After Location







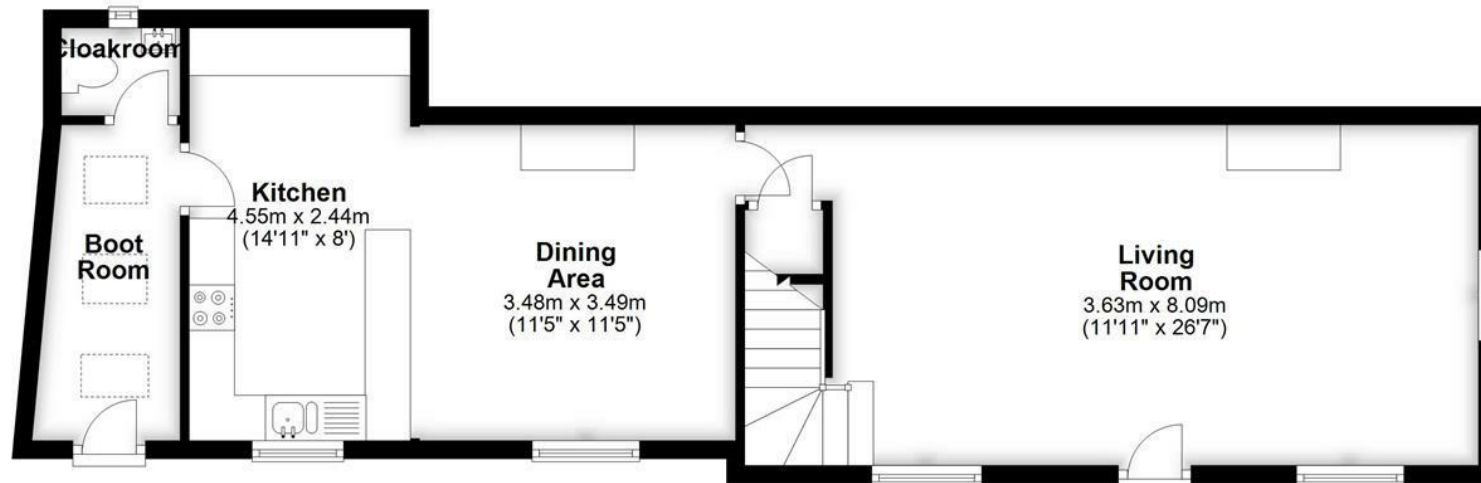


GOODMAN  
& LILLEY



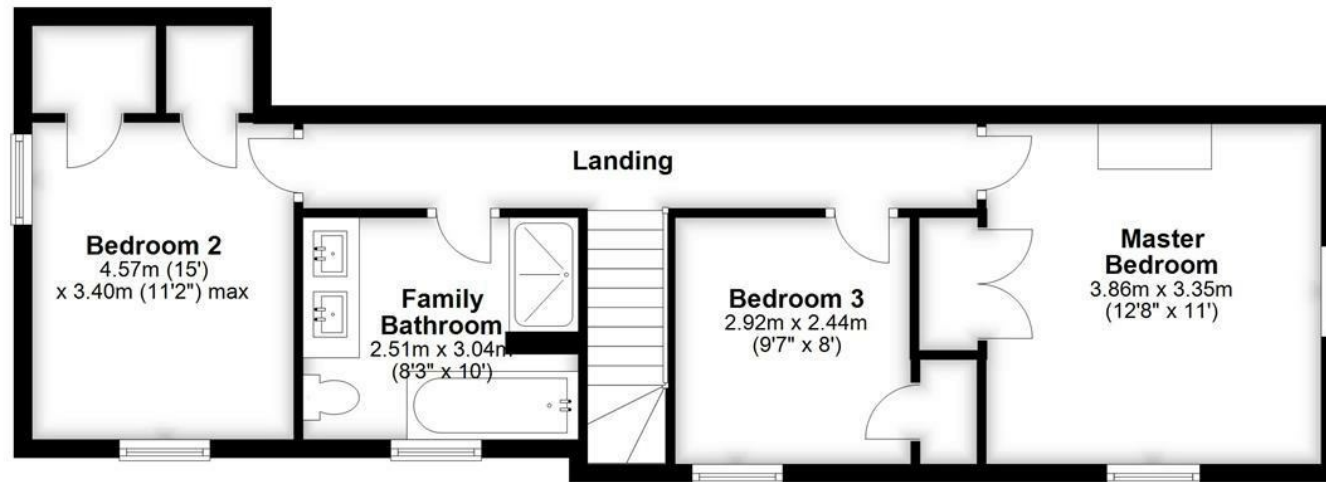
## Ground Floor

Approx. 59.6 sq. metres (641.5 sq. feet)



## First Floor

Approx. 56.4 sq. metres (606.9 sq. feet)



Total area: approx. 116.0 sq. metres (1248.4 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



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.



rightmove

Zoopla