



97 AVON WAY,
PORTISHEAD, BS20 6LU

GOODMAN
& LILLEY



SET ON A GENEROUS PLOT WITH A SOUTH-FACING GARDEN, OFF-ROAD PARKING, AND EXCELLENT SCOPE FOR IMPROVEMENT, THIS THREE-BEDROOM SEMI-DETACHED HOME IS A SUPERB PROSPECT FOR THOSE LOOKING TO MODERNISE AND ADD VALUE.

On entering the home, you are welcomed into a spacious entrance hall, offering a sense of light and space from the outset. The staircase rises to the first-floor landing, and there is access to all ground floor rooms. To the rear of the property, the living room and dining room enjoy pleasant views over the garden and provide flexible, open-plan style living that could easily be reimaged or reconfigured. These bright reception areas are ideal for entertaining guests or relaxing with family.

The kitchen, positioned to the side of the property, has been refitted in more recent years and includes a range of modern wall, base, and drawer units, complete with contrasting worktops. There is space for free-standing appliances, and the layout offers functionality while allowing scope for further improvement if desired. A side door from the kitchen leads into a covered side access, providing additional practicality and storage. From here, there is access to a utility room, a downstairs WC, and a boiler cupboard housing the gas combination boiler—ideal for day-to-day convenience and utility needs.

Upstairs, the property comprises three bedrooms—two generous double rooms and a comfortable single bedroom, ideal for a child’s room, home office, or guest accommodation. All rooms benefit from natural light and offer ample potential for refurbishment and customisation. A shower room with WC completes the internal accommodation on this level. This space, while functional, would benefit from updating and could be reimaged as a modernised family bathroom.

One of the standout features of this home is the generous

south-facing rear garden, which is mainly laid to lawn and offers plenty of space for outdoor living, play areas, or future extensions. A patio stretches across the rear elevation, accessible from both the living room and the covered side walkway, providing an ideal spot for outdoor dining and relaxing in the sun. To the rear of the garden, there is a garden shed, a garage, and a hardstanding area for off-road parking, which is conveniently accessed from Avon Way—a rare and valuable feature in this location.

- Semi-Detached Family Home
 - Two Reception Rooms
 - Garage & Parking
 - Utility Room & Storage
- Three Bedrooms
 - Generous South-Facing Rear Garden
 - In Need Of Modernisation
 - No Onward Chain

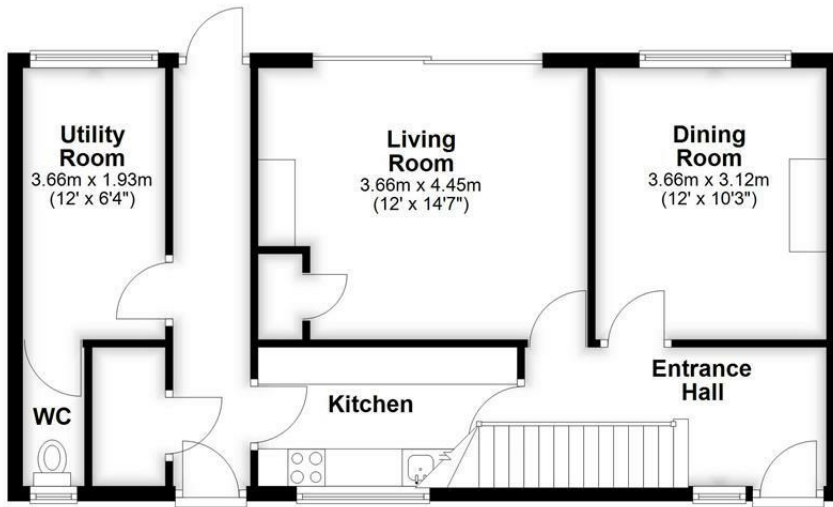


GUIDE PRICE £325,000



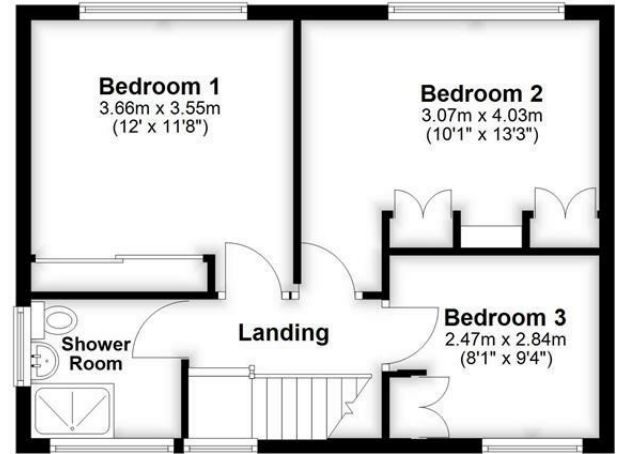
Ground Floor

Approx. 61.2 sq. metres (658.9 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 104.5 sq. metres (1124.9 sq. feet)

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