



51 SOUTH ROAD,  
PORTISHEAD, BS20 7DY

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GOODMAN  
& LILLEY



## IN NEED OF TOTAL RENOVATION IS THIS HIGHLY DESIRABLE, 1970'S THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED WITHIN CLOSE PROXIMITY TO THE HIGH STREET AND THE MARINA.

This home offers a good opportunity for a buyer to put their own stamp on a property and to create a family home for years to come. In brief, the property comprises; entrance hall, lounge, dining room and a kitchen to the ground floor. Whilst three bedrooms and a family bathroom occupy the first floor and completes the internal accommodation. Outside, the generous rear garden enjoys a secluded yet sunny orientation and is mainly laid to lawn with a patio seating area that can be conveniently accessed from the kitchen providing the ideal space to sit back and dine al fresco in the warmer summer months. A garage is located to rear of the property and completes the package to this renovation project.

The convenient location makes it the ideal choice for a variety of purchasers, with easy access to both Portishead's traditional High Street and the delights that the Marina has to offer, with a selection of Bars and Restaurants to enjoy in both locations. The family buyer will warm to the nearby Lake Grounds, providing children the perfect space to explore or play the various sporting activities the 'Lake Grounds' has to offer.

As properties of this nature rarely come to the market on this established residential address and also coupled with the opportunity to make your own. 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

- Semi-Detached Home
- In Need Of Modernisation
- Front & Rear Gardens
- Viewings By Strict Appointment
- Three Bedrooms
- Two Reception Rooms
- Garage To The Rear

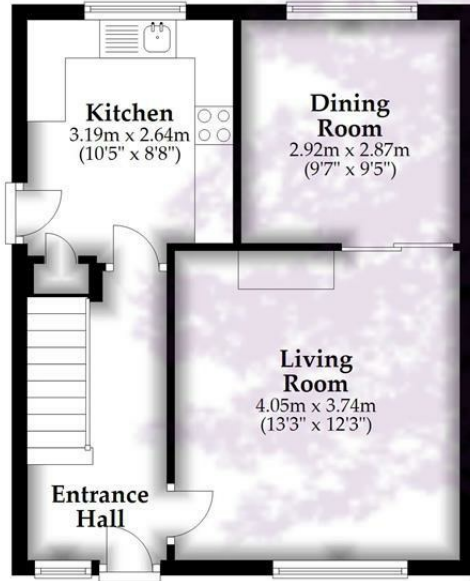


GUIDE PRICE £299,950



### Ground Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



### First Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



Total area: approx. 85.2 sq. metres (916.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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