



46 DOWN ROAD,  
PORTISHEAD, BS20 8BH

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GOODMAN  
& LILLEY



A GOLDEN OPPORTUNITY TO ACQUIRE A THREE/FOUR BEDROOM DETACHED FAMILY HOME IN NEED OF MODERNISATION WITH POTENTIAL TO EXTEND TO THE SIDE OF THE PROPERTY (SUBJECT TO THE NECESSARY PLANNING PERMISSIONS).

Situated in an convenient position within a spacious plot with gardens to the front, side and the rear of the property and in brief comprises; entrance hall, living room, kitchen/dining room, study/bedroom four and a family bathroom to the ground floor. Three bedrooms and cloakroom complete the internal accommodation. Externally, the property benefits from a good-sized rear and side gardens. A double width driveway & garage reside to the rear of the property and provides off-street parking for two cars.

Goodman & Lilley anticipate a good degree of interest due to its location and the potential of this competitively priced home will certainly appeal, call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

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

Secure uPVC double glazed door and window combination opening to the entrance hall, radiator, stairs rising to the first floor landing, under-stairs storage cupboard, telephone point, doors opening to first floor accommodation.

Study/Bedroom Four

A versatile room, previously used as a fourth bedroom with uPVC double glazed window to the front aspect, radiator.

Family Bathroom

Fitted with three piece modern white suite comprising; low-level WC, deep panelled bath with independent shower over, pedestal wash hand basin, tiled splashbacks, uPVC obscure double glazed window to side, radiator, tiled flooring, recessed ceiling spotlights.

Living Room

A good-sized room, light-filled room with a uPVC double glazed window to front, uPVC double glazed patio full-height double glazed window to rear, open fireplace set in tiled surround and timber mantle over, radiators, TV & telephone point.

Kitchen/Breakfast Room

Fitted with a matching range of base, drawer and eye-level units with worktop space over, 1+1/2 bowl composite sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob, uPVC double glazed window to rear and side aspects, telephone point, secure uPVC double glazed door to garden.

First Floor Landing

Storage cupboards, doors to the bedrooms.

Master Bedroom

uPVC double glazed window to front aspect, fitted wardrobe(s) with full-length mirrored sliding doors.

Bedroom Two

uPVC double glazed window to front aspect, radiator.

Bedroom Three

uPVC double glazed window to side, fitted wardrobe(s), radiator, telephone point, door opening to the eaves storage space.

Outside

The enclosed garden lies to rear and side of the property offering a good-sized plot with potential to extend to the side of the property (subject to the necessary planning permissions). Enclosed by wood panel fencing and hedgerows offering privacy. A secure gate provides access to the garage and the driveway.

Garage & Driveway

The garage is approached over a double width driveway providing off-road parking for two vehicles. The garage is accessed via an up and over door, light and power connected, pedestrian door to the rear garden.

- Detached Family Home
  - In Need Of Modernisation
  - Garage & Driveway
  - Front, Side & Rear Gardens
- Three/Four Bedrooms
  - Potential To Extend
  - Convenient Location
  - Viewings By Strict Appointment



GUIDE PRICE £375,000





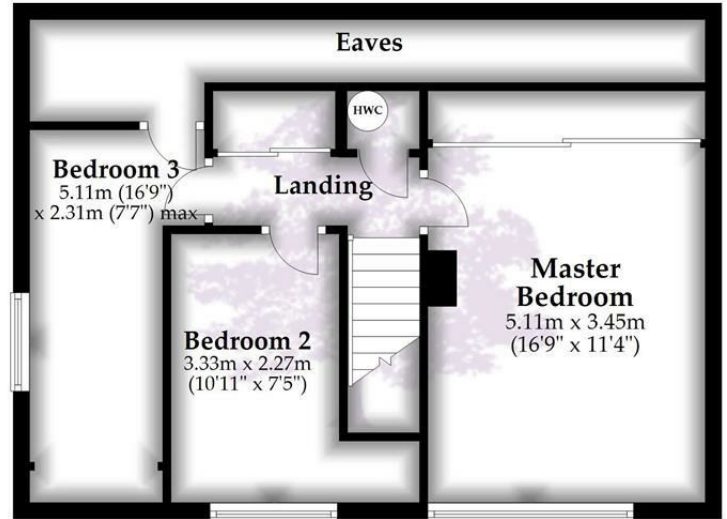
## Ground Floor

Approx. 58.9 sq. metres (634.3 sq. feet)



## First Floor

Approx. 51.9 sq. metres (558.4 sq. feet)



Total area: approx. 110.8 sq. metres (1192.7 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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