



1A CHARLTON VIEW,  
PORTISHEAD, BS20 6NN

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GOODMAN  
& LILLEY



THIS DELIGHTFUL HOUSE BOASTS A SPACIOUS INTERIOR WITH TWO DOUBLE BEDROOMS, LOUNGE DINER AND A MODERN KITCHEN. IMMACULATELY PRESENTED THROUGHOUT THIS DECEPTIVELY SPACIOUS PROPERTY FURTHER BOASTS A REAR GARDEN AND OFF ROAD PARKING.

### Accommodation comprising;

#### Entrance hall

A secure Upvc part glazed door opens into an entrance hall with doors to the downstairs WC/utility and living space.

#### Downstairs WC/Utility

Fitted with a low level WC, work surface with shelving above and plumbing for a washing machine. Radiator.

#### Lounge/diner

An immaculately presented room with a double glazed Upvc window to the front aspect overlooking the front garden, glazed double doors into the kitchen, under stairs storage cupboard and stairs rising to the first floor. Radiator.

#### Kitchen

Recently modernised to a great standard with a range of matching wall and base units and wood effect worksurface over. Inset Ceramic sink, built in oven, Induction hob with extractor fan and built in dishwasher. Housing for a fridge freezer with storage surround, ceramic tiled splashback, Upright radiator, Upvc double glazed windows and double doors overlooking and leading onto the rear garden.

#### First Floor landing

Doors to both bedrooms and the bathroom.

#### Bedroom One

An exceptionally large master bedroom with two windows to the rear aspect offering a pleasant outlook. Storage cupboard over

the stairs and built in wardrobes with mirror sliding doors. Radiator.

#### Bedroom Two

A great sized double bedroom with a window to the front aspect. Radiator.

#### Garden and parking

Mainly laid to gravel with a deck area accessed directly from the kitchen, great alfresco dining area. Mature borders, perfect for growing your own produce, two storage sheds and a footpath to the single parking space.

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- Two Double Bedrooms
  - Modern Kitchen & Bathroom
  - Gardens To Both Front & Rear
  - Off Road Parking
  - Immaculately Presented Throughout
  - Deceptively Spacious Accommodation
  - Pleasant Outlook
  - Cloakroom & Utility Space

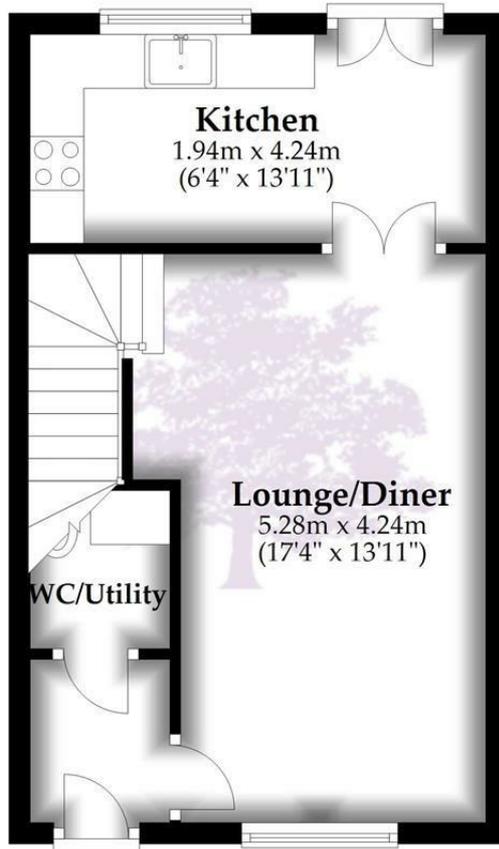


GUIDE PRICE £280,000



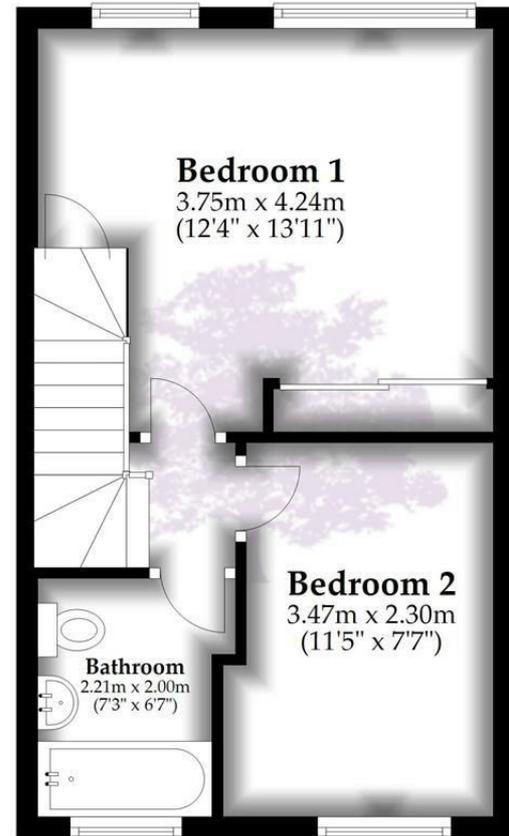
## Ground Floor

Approx. 31.0 sq. metres (334.1 sq. feet)



## First Floor

Approx. 31.0 sq. metres (334.1 sq. feet)



Total area: approx. 62.1 sq. metres (668.2 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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