



12 AELFRIC MEADOW,
PORTISHEAD, BS20 7LB

GOODMAN
& LILLEY



LOCATED IN THE HEART OF THE POPULAR VALE IS THIS BEAUTIFULLY APPOINTED TWO DOUBLE BEDROOM TERRACED HOME.

This modern property has undergone a series of cosmetic improvements by the current owner and offers a convenient location with local shops and leisure facilities all close to hand, making it the ideal purchase for the family buyer or the first time buyer looking to make those all important first steps onto the property ladder.

In brief, the property comprises; entrance hall, open plan living/dining room and modern refitted kitchen to the ground floor. To the first floor are two double bedrooms and a contemporary styled refitted shower room. Externally, the property further benefits from a low maintenance rear garden, laid to paving slabs and lawn, enclosed by panelled fencing with secure gated rear access. Driveway to front provides off street parking for one vehicle leading to the garage, a rarity in modern two bedroom homes.

The Vale offers the family purchaser the ideal location, whether its cycling through the many park areas to the nearby primary schools, or walking to the nearby shopping facilities, modern living doesn't get any more convenient than this. Call, Click or Come in and visit our experienced sales team to arrange your next appointment to view- 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: B.

Services: All mains services connected.

Accommodation Comprising:

Entrance Hall

Secure part glazed composite entrance door, ample storage space for coats and shoes, panel radiator, door to:

Living Room

A generously sized room, light and airy in its appearance with uPVC double glazed window to front, panel radiator, TV & telephone points, open plan to:

Dining Area

Ample space to position a good sized dining room table and chairs, stairs rising to the first floor landing, under-stairs storage cupboard, panel radiator, door to:

Kitchen

Fitted with a matching range of modern cream fronted base, drawer and eye-level units and worktop space over, inset 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with metro styled tiled splashbacks, integrated fridge and freezer, space and plumbing for washing machine, fitted electric fan assisted double oven, built in four ring gas hob with extractor hood over, uPVC double glazed window to rear, wood effect luxury vinyl tiled flooring, concealed wall mounted gas fired combination boiler serving heating system and domestic hot water, secure part glazed composite door to garden.

First Floor Landing

Over-stairs storage cupboard, access to roof space with a small area of boarded loft space and light via a loft hatch with pull down ladder, doors to both double bedrooms and shower room.

Master Bedroom

uPVC double glazed window to front, fitted double wardrobes, panel radiator, TV point.

Bedroom Two

uPVC double glazed window to rear, panel radiator.

Shower Room

Fitted with three piece contemporary white suite comprising; tiled shower enclosure with fitted shower and glass screen, wall mounted wash hand basin in vanity unit with drawer under and mixer tap, low-level WC, full height tiling to all walls, chrome heated towel rail, wood effect ceramic tiled flooring, recessed ceiling spotlights.

Outside

The enclosed rear garden is laid predominantly to lawn with a patio extending across the rear elevation of the property providing the ideal place to sit back and dine alfresco in the warmer summer months, secure gated rear access, outside cold water tap.

Garage & Driveway

Single garage located to the front pf the property, accessed via a secure up and over door with eaves storage space.

- Modern Mid Terraced Home
- Exceptionally Well Maintained Throughout
- Highly Desired 'Vale' Location
- Garage & Parking
- Two Double Bedrooms
- Refitted Kitchen
- Contemporary Fitted Shower Room
- Viewing Highly Advised

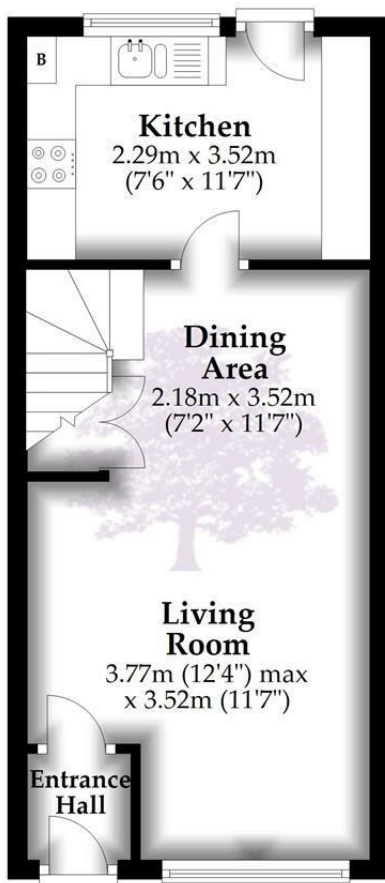


GUIDE PRICE £280,000



Ground Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.4 sq. feet)



Total area: approx. 59.6 sq. metres (641.5 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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