



44 NEWHAVEN ROAD,
PORTISHEAD, BS20 8LH

GOODMAN
& LILLEY



AN OPPORTUNITY TO ACQUIRE A THREE BEDROOM TERRACED FAMILY HOME IN NEED OF COSMETIC IMPROVEMENT LOCATED ON PORTISHEADS POPULAR HILLSIDE ENJOYING VIEWS TOWARDS THE ESTUARY AND THE WELSH HILLS.

Whether you're looking for your first home, downsize or simply just moving for a channel view, then look no further. Located in Redcliffe Bay; positioned on the hillside, this fine home in brief comprises; entrance porch, entrance hall, kitchen/diner, living room, three bedrooms and a family bathroom. Outside, the rear garden is laid to lawn and patio offering the ideal vantage point to enjoy views of the estuary.

The property is located within a ten minute drive of the many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including a Waitrose on the marina. It also offers a large number of out door activities both water based, with the Sailing Club and Marina, and outdoor pursuits such as the open air lido and parks within North Somerset.

Goodman & Lilley anticipate a good degree of interest due to its location and the opportunity to put your own stamp on the property. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

M5 (J19) 5 miles, M4 (J20) 14 miles, Bristol Parkway 17 miles, Bristol Temple Meads 12.5 miles, Bristol Airport 15 miles (distances approximate)

Tenure: Freehold.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

Accommodation Comprising-

Entrance Porch

Secure part glazed uPVC front door opening to the entrance porch, door to:-

Entrance Hall

A spacious entrance hall with stairs descending to the living room, radiator, stairs rising to the first floor landing, door to:-

Kitchen/Dining Room

Fitted with a range of wall, base and drawer units with roll top edged work surfaces,

inset stainless steel sink and drainer unit, mixer tap, space for dishwasher, space for dishwasher, space for , uPVC double glazed window to the front aspect. The dining room provides the ample space for a dining room table and chairs.

Living Room

A good-sized room with uPVC double window and French door combination, shelved chimney recesses, radiators, chimney recess, radiator, wood laminate flooring.

First Floor Landing

Storage cupboard, door opening to the master bedroom, gentle steps then lead up to stairs rising to the two bedrooms and the family bathroom, storage cupboard.

Master Bedroom

uPVC double glazed windows to the rear aspects enjoying views of the estuary, radiator, airing cupboard housing the wall mounted gas fired combination boiler serving the heating system and domestic hotwater.

Bedroom Two

uPVC double glazed windows to the front aspect, radiator, wood laminate flooring.

Bedroom Three

uPVC double glazed windows to the front aspect, radiator, wood laminate flooring.

Family Bathroom

Fitted with a three piece suite comprising; low-level WC, pedestal wash hand basin, deep panelled bath with hand shower attachment, shower enclosure with mains shower, tiling to splash prone areas, ceramic tiled flooring, recessed ceiling down lighting, chrome heated towel radiator, extractor fan.

Outside

The enclosed rear garden is conveniently accessed from the French doors from the living room onto a patio area providing a place to sit back and dine al fresco. The garden is then laid to lawn enjoying estuary and Welsh hill views.

- Mid-Terrace Family Home
- Kitchen/Diner
- Rear Garden
- Popular Hillside Location

- Three Bedrooms
- In Need Of Modernisation
- Estuary & welsh Hill Views
- No Onward Chain

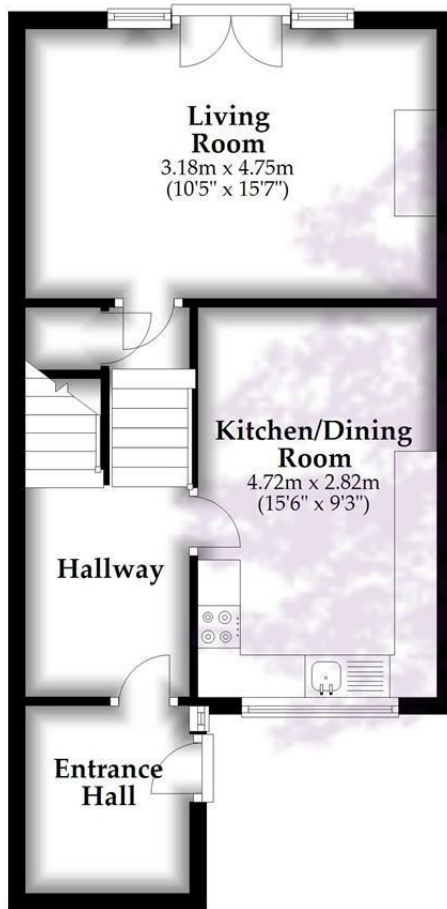


£299,950



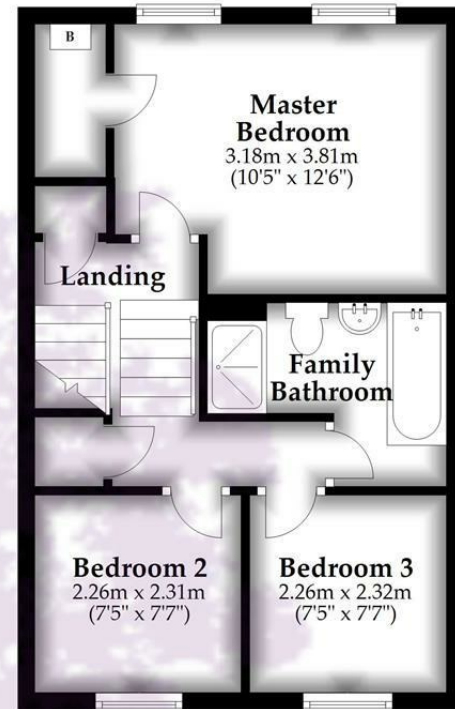
Ground Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 80.4 sq. metres (865.1 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.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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