



16 Davis Street, , BS11 9JW  
£159,950

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 16 Davis Street, BS11 9JW

Located in the village of Avonmouth is this beautifully presented first-floor flat on Davis Street. It is an ideal opportunity for first-time buyers and landlords alike. The property boasts a well-appointed bedroom, a modern bathroom, and a welcoming reception room that offers a perfect space for relaxation and entertaining.

One of the standout features of this flat is the parking for one vehicle, a rare find in many urban settings. The property is offered with NO onward chain, allowing for a smooth and hassle-free purchase process.

The location is particularly appealing, providing easy access to local amenities and transport links, making it a practical choice for those who wish to enjoy the vibrant community of Avonmouth. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this flat presents a wonderful chance to secure a delightful home in a great location. Don't miss out on this exceptional offering.

The local shops are within walking distance and all the transport links into the city are close by. The train station that feeds into Temple Meads is just around the corner, the Park & Ride bus service along the Portway is easily accessible, as is the motorway network.

There are also good schools nearby, and the property is also near to the village of Shirehampton with all its amenities, health centre, cafes, eateries and pubs.

Davis Street was named after the local Parish councillor George Davis - the odd number houses in the street were informally known as 'Robinsons Row' when they were inhabited by John Robinson animal feed employees.

We anticipate a strong amount of interest due to the fact that homes of this nature and quality are always in high demand, so book your viewing without delay. Either Call, Click or Come in and visit our experienced sales team- 0117 2130333/shire@goodmanlilley.co.uk

Tenure: Leasehold

Local Authority: Bristol Council Tel: 0 0117 922 2000

Council Tax Band A

- One Bedroom First Floor Flat
- Great Village Location
- Parking for One vehicle
- No Onward Chain
- Close to all Amenities
- Close to all Transport Links
- Beautifully Presented Throughout
- Viewing is Advised

### Location

The property is located on a popular road close to the village of Avonmouth and is conveniently located for the Portway Park and ride, train station, M4/5 and the Portway A4 taking you straight into Bristol City Centre, also benefiting from being a short walk to the nearby village shops, cafes, pubs and health centre.

### Entrance Hall

Access via entry system, stairs rising to first floor

### First Floor Landing

Spacious hallway with coat and shoe storage, door leading into hallway to flat

### Hallway

Doors leading to all rooms

### Living Room

11'2" x 11'1"

Bay window to front access, window to side aspect, door into kitchen, radiator

### Kitchen

11'1" x 6'3"

Bay window to front aspect. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over, plumbing for washing machine. Electric cooker with stainless steel hood over.

### Bedroom

13'3" x 13'1"

Window to side and front aspect. radiator, good size storage cupboard, opening into lobby with door leading into the bathroom and a storage cupboard housing Combi-Boiler

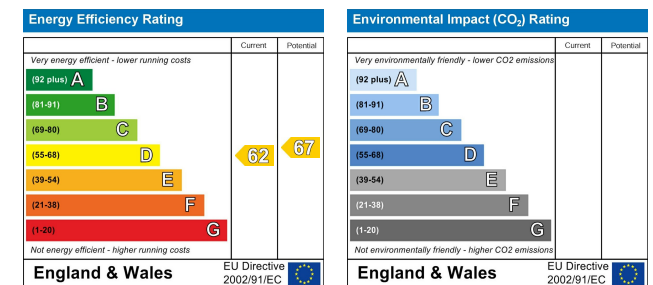
### En-Suite Bathroom

7'8 x 5'11"

Window to rear aspect, panel bath with shower over, vanity sink with mixer tap, over, low level wc, fully tiled

### Parking

There is parking to the rear for one vehicle.



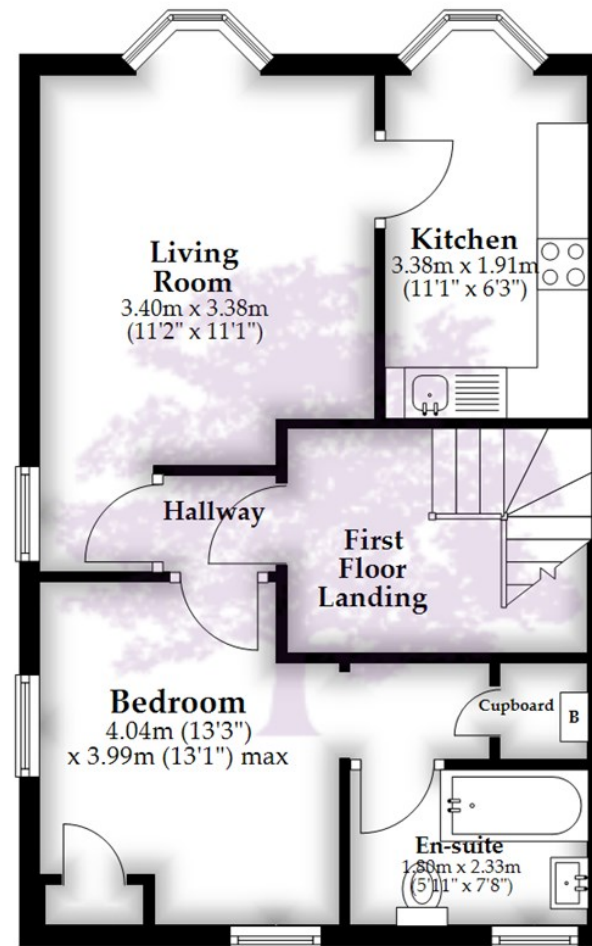
### Bristol

9 High Street, Shirehampton  
Bristol BS11 0DT  
01172 130333

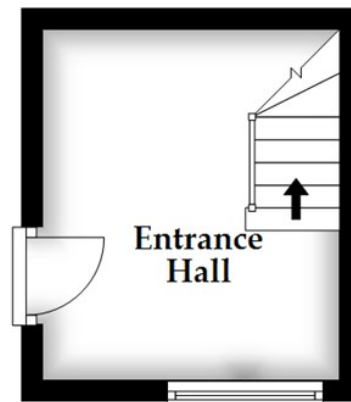
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## First Floor



## Ground Floor



Total area: approx. 54.7 sq. metres (589.1 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.



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