



10 DAVIS STREET,
AVONMOUTH, BS11 9JN

GOODMAN
& LILLEY



Entrance hall

Attractive centrally positioned stair case with cupboard under, radiator, Oak flooring, door to shower room/WC, open to dining room.

Shower room

An immaculate refitted shower room, fully tiled with double glazed window to front, shower cubicle with mains shower over, wash hand basin sat on vanity unit, low level WC, heated towel rail, recessed ceiling spotlights.

Dining room

A generously proportioned dining area with double glazed patio doors to the conservatory/sitting room and open plan to both lounge area and kitchen. The room includes Oak flooring, a radiator and a multi fuel wood burner.

Lounge area

A charming 'snug' like lounge with double glazed bay window to front, open Victorian fireplace, Oak flooring, radiator.

Conservatory/sitting room

Double glazed windows to side and rear, radiator, Oak flooring, double glazed French doors to rear garden.

Kitchen

Oak flooring, matching fitted wall and base units with granite work tops and inset twin bowl sink/drainers unit, space for a fridge/freezer, extractor fan over space for a gas cooker, recessed ceiling spotlights, open to utility room

Utility room

Double glazed window to rear, Oak flooring, matching fitted wall and

base units with granite work tops and inset twin bowl sink/drainers unit, space for washing machine and slimline dishwasher, space for fridge/freezer, radiator, door to rear garden.

Landing

Original timber floor boards, loft access, doors to storage cupboard housing central heating combination boiler and doors to bedrooms and bathroom.

Bedroom one

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom two

Double glazed bay window to front, original timber floor boards, feature Victorian fireplace, broadband point, radiator.

Bedroom three

Double glazed window to rear, radiator.

Front garden

Walls to either side with borders stocked with a variety of shrubs, block paved parking areas for 2 cars, central lawn with step stone path to front door.

Rear garden

This well maintained garden offers a lawn area surrounded by borders stocked with a variety of flowers, trees and shrubs, a decking area, separate patio/entertaining area which houses an outdoor kitchen comprising of a sink, BBQ and pizza oven, there are walls and fencing to either side of the garden, a substantial summer house/workshop/shed with power and light and double glazed windows overlooking the rear garden and a secure gate giving access from the rear.

- Terraced Home
- Three Double Bedrooms
- Off Road Parking x 2

- Three Reception Rooms
- Utility Room
- Front and Rear Garden

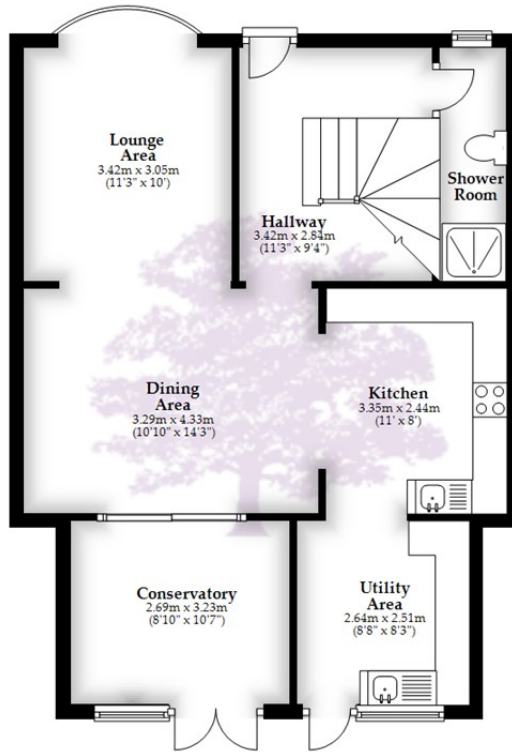


£270,000



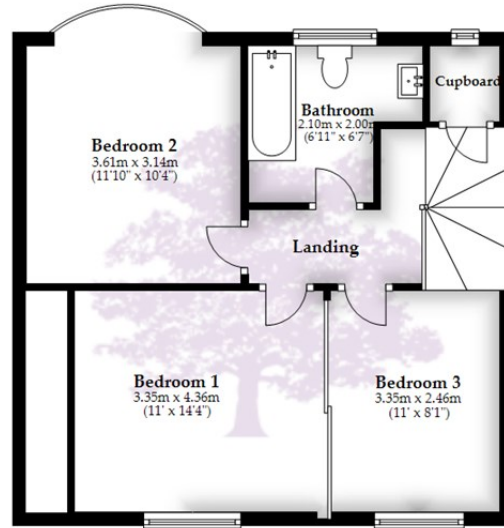
Ground Floor

Approx. 64.1 sq. metres (689.9 sq. feet)



First Floor

Approx. 48.4 sq. metres (520.6 sq. feet)



Total area: approx. 112.5 sq. metres (1210.4 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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