



9 Meadow Street, Avonmouth, BS11 9AS

£250,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

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Located on Meadow Street, Avonmouth, this beautifully presented mid-terraced Victorian house offers a delightful blend of classic character and modern convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The heart of the home is undoubtedly the extended kitchen, which has been recently updated to feature a brand new design with lots of integrated appliances, perfect for those who enjoy cooking and socialising.

The property boasts two well-proportioned bedrooms, providing comfortable living spaces for individuals or small families. The bathroom has also been tastefully renovated, ensuring a fresh and contemporary feel throughout the home. The garden to the rear has a lovely patio area and is also laid to lawn with rear access.

This home is not only aesthetically pleasing but is also priced to sell, making it an attractive opportunity for first-time buyers or those looking to invest in a desirable location. With its combination of modern amenities and Victorian charm, this home is sure to impress. Don't miss the chance to make this lovely property your own in the vibrant community of Avonmouth.

Meadow Street is one of the earliest recorded roads in Avonmouth and was once part of the busy area that served the thousands of dock workers it is presumed to be named after a field on which it is built. Meadow Street offers convenient access to the train station just 100 yards away and the local village shops, pub, schools and motorway network are all within easy reach.

Viewing is highly recommended to fully appreciate the accommodation on offer here. Call, Click or Come in and visit our experienced sales team-0117 2130333 / shire@goodmanlilley.co.uk

Tenure: Freehold
Local Authority: Bristol Council Tel: 0117 922 2000
Council Tax Band: A
Services: Mains Water, Drainage, gas and Electric.

- 2 Bedroom Period Home
- Gas Heating
- Village Location
- Newly Fitted Kitchen and Bathroom
- Beautifully Presented Throughout
- Gardens to the Rear
- Close to all Transport Links
- Close to Shops and Schools

Location
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Entrance hallway
Upvc door into hallway, door leading into dining room

Dining Room
10'5" x 10'03".
Upvc double glazed window to front aspect, opening into lounge

Lounge
13'5 x x 12'4
Stairs rising to first floor, opening to kitchen

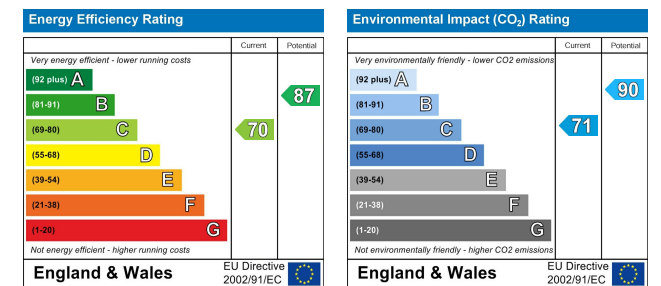
Kitchen
13'5 x x 9'10
Upvc double glazed window to rear aspect, Upvc double glazed door leading into the rear garden. Newly fitted wall and base units with roll top work surfaces. Sink with mixer tap over. combi-boiler in cupboard , integrated washer/dryer, integrated dish washer, integrated fridge and freezer, electric hob with electric hood over, electric built in oven.

First Floor Landing
Access to loft space
Master Bedroom
12'11". x 10'06"
Two Upvc double glazed windows to front aspect, radiator

Bedroom Two
12'05". x 7'10".
Upvc double glazed window to rear aspect, radiator.

Bathroom
8'04". x 6'09"
Upvc double glazed window to rear aspect. Newly fitted bathroom comprising of, panel bath with shower over, combination vanity basin and wc in unit, heated towel rail.

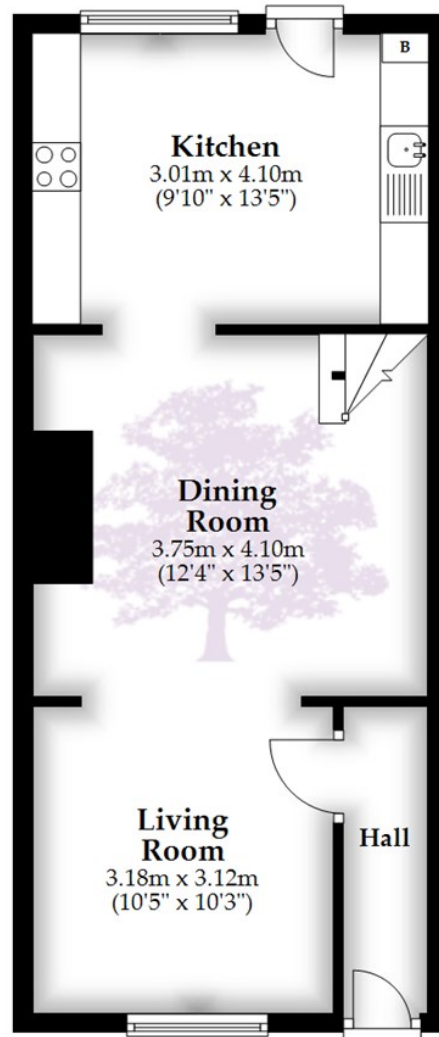
Rear Garden
Enclosed by fence panelling, lawned area, patio area. brick built air raid shelter,access to rear.



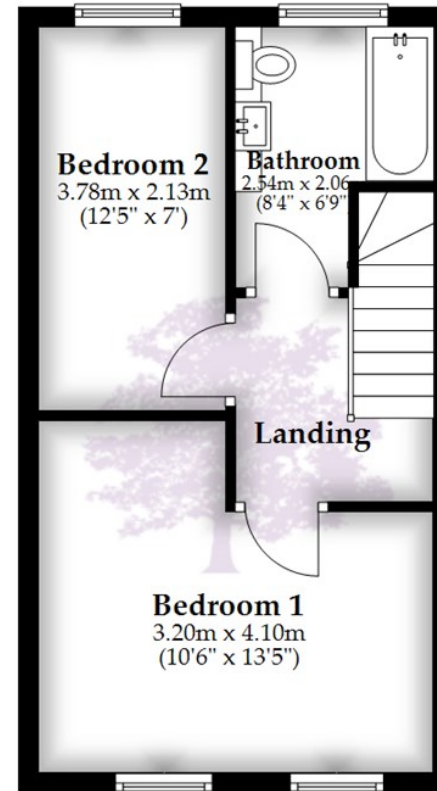
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Ground Floor



First Floor



Total area: approx. 71.4 sq. metres (768.5 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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