



143 Avonmouth Road, Avonmouth, BS11 9NB

£295,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

143 Avonmouth Road, Avonmouth, BS11 9NB

Offering for sale is this charming 3/4 bedroom semi-detached house located on Avonmouth Road. The property has a brand new roof and is offered with No Onward Chain. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. The extended kitchen with a cooking range is a chef's dream, offering ample space to create culinary delights.

With two bathrooms, there will be no more morning queues, ensuring a smooth start to your day. The private garden at the rear is a hidden gem, providing a tranquil outdoor space where you can unwind and entertain guests in the summer months.

One of the standout features of this property is the parking to the front for three vehicles, a rare find in many properties. Say goodbye to the hassle of searching for parking spots - you'll have your own designated space right at your doorstep.

Whether you're looking for a spacious family home or a place to host gatherings with friends, this 4 bedroom semi-detached house offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to make this property your own and enjoy all that it has to offer.

This type of property is very popular due to the great size and price. BISF houses construction were accelerated after WW2 to meet the needs of housing demands. mortgage lending on these style of houses can be restricted so please ensure this is checked prior to purchase.

The property is conveniently located for the Park and ride, the train station, the Portway Park and Ride and A4 taking you straight into Bristol City Centre, the M4/5, the nearby village shops in Shirehampton, schools, cafes and health centre.

Viewing is highly recommended to fully appreciate the accommodation on offer here. Call, Click or Come in and visit our experienced sales team- 01172130333/ shire@goodmanlilley.co.uk

Tenure: Freehold
Local Authority: Bristol Council Tel: 0117 922 2000
Council Tax Band: B
Services: Mains Water, Electric and Gas

- B.I.S.F Property with a New Roof that holds a 10 year insurance backed guarantee (all paperwork available)
- Two Reception Rooms
- Close to all Local Schools
- Three/Four Bedrooms
- Close to all Amenities
- Private Enclosed Gardens, Rear is approx 80 feet
- Extended Fitted Kitchen
- Near to all Motorway Links
- Parking for Several Cars
- Offered with No Onward Chain

Porch

7'5 x 6'8
Entrance into porch via uPVC door with two uPVC windows to front aspect, this is being used as a utility room and a cloakroom.

Hallway

Stairs rising to first floor, doors to all rooms

Shower Room

10'10 x 5'8
uPVC double glazed window to front aspect, shower cubicle, low level wc, pedestal sink, heated chrome towel rail, cupboard housing Combi-Boiler

Dining Room

8'6" x 10'8"
uPVC double glazed window to rear aspect, radiator

Bedroom 4

8'6" x 11'1"
uPVC sliding patio doors leading into the rear garden, radiator

Living Room

12'8" x 11'1"
uPVC double glazed window to front aspect, fireplace, radiator.

Kitchen

13'8" x 9'9"
uPVC double glazed door and side window leading into the rear garden. uPVC double glazed window to side aspect, fitted with a range of wall and base units with roll top work surfaces. Gas cooking range with stainless steel hood over, sink with mixer tap over, integrated dishwasher, breakfast bar.

First Floor Landing

uPVC double glazed window to side aspect, access to loft space.

Bedroom 1

11'4" x 12'10"
uPVC double glazed window to front aspect, fitted wardrobes, radiator.

Bedroom 2

8'8" x 13'6"
uPVC double glazed window to rear aspect, radiator

Bathroom

uPVC double glazed window to rear aspect, panel bath with shower over, pedestal sink, low level wc, radiator

Bedroom 3

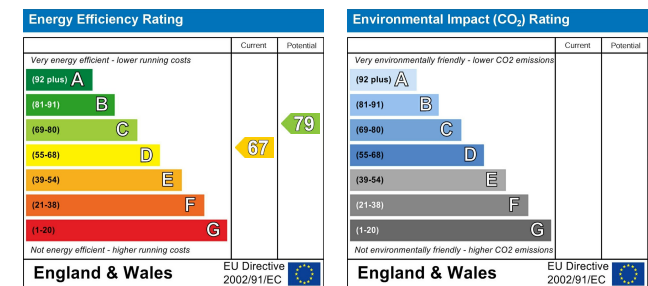
8'2" x 9'5"
uPVC double glazed window to front aspect, radiator.

Gardens

There are great size gardens to the rear, a large storage shed, astro turf areas border plants and shrubs and an added bonus of another garden through the middle which opens up to a great size lawn that is enclosed by conifers and a large storage shed.

Parking

There is parking to the front for several vehicles.



Bristol

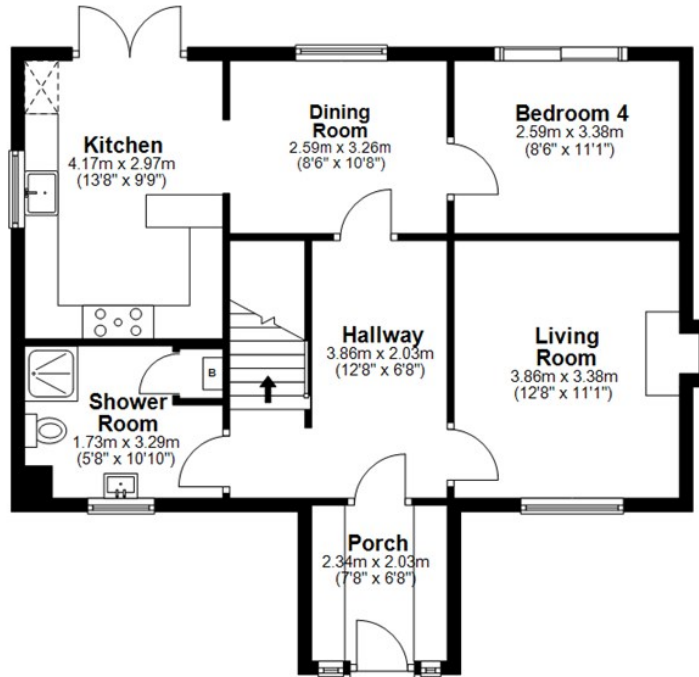
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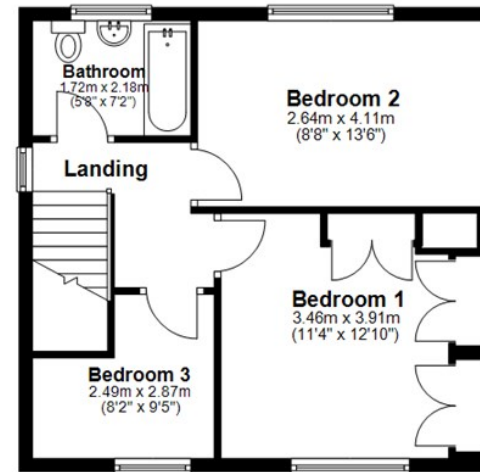
Ground Floor

Approx. 67.5 sq. metres (726.9 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



Total area: approx. 113.0 sq. metres (1215.9 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.