



681 PORTWAY,  
AVONMOUTH, BS11 9LL

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GOODMAN  
& LILLEY



WELCOME TO THIS CHARMING 3-BEDROOM SEMI-DETACHED HOUSE LOCATED IN THE SOUGHT-AFTER AREA OF "THE PORTWAY", AVONMOUTH. THIS DELIGHTFUL PROPERTY BOASTS A CORNER PLOT, OFFERING A SENSE OF SPACE AND PRIVACY THAT IS TRULY UNIQUE.

### Hallway

Entrance to hallway via uPVC door, stairs rising to first floor.

### Living Room

uPVC double glazed window to front aspect, opening into dining room, feature fireplace with electric fire.

### Kitchen/Dining Room

Two windows to rear aspect, fitted with a range of wall and base units with roll top work surfaces. electric hob and oven with extractor over. Stainless steel sink with mixer tap over. Door leading into utility room and wc.

### Utility

Window to side aspect, plumbing for washing machine, uPVC door leading to side and rear garden

### WC

Window to side aspect, high level wc

### Landing

Window to side aspect, access to loft space.

### Bedroom 1

Window to front aspect, radiator, storage cupboards

### Bedroom 2

Window to rear aspect, radiator, storage cupboard

### Bathroom

Window to rear aspect, Panel bath with shower over, low level wc, pedestal sink,

### Bedroom 3

Window to front aspect, radiator

### Gardens

There are gardens to the front, rear and side. The rear is easily maintained by patio slabs, the side has a lovely private lawned area with access to the front.

### Garage and Parking

There is a detached garage to the front which has power and lighting in with additional parking for another 2 cars.

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- Spacious 3-bedroom semi-detached family home
  - Detached garage with ample parking and versatile storage space
  - Close to the Village of Avonmouth
  - Solar panels for eco-friendly living and reduced energy bills

- Generous side land - perfect for a garden extension, workshop, or outdoor projects
- Bright and airy lounge and kitchen/dining room, ideal for family living and entertaining
- BISF House
- Excellent transport links: Portway Park & Ride, train station, M4/M5, and A4 into Bristol City Centre

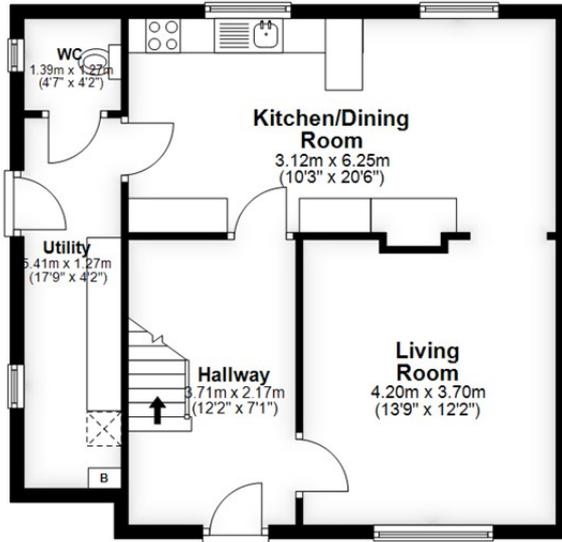


GUIDE PRICE £285,000



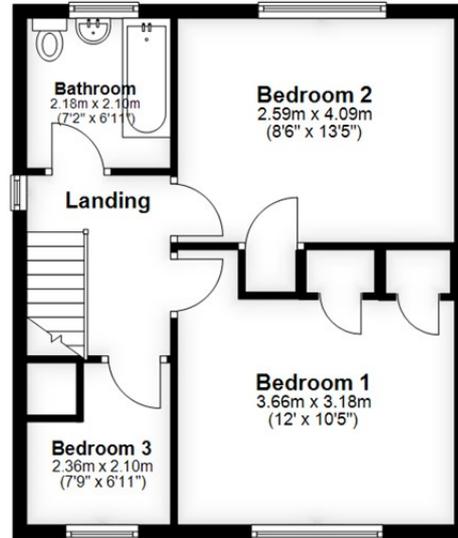
### Ground Floor

Approx. 53.6 sq. metres (577.1 sq. feet)



### First Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



Total area: approx. 92.5 sq. metres (995.2 sq. feet)

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