



677 Portway, Avonmouth, BS11 9LJ

£245,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

677 Portway, Avonmouth, BS11 9LJ

This delightful BISF semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

One of the standout attributes of this property is the absence of an onward chain, allowing for a smoother and more efficient purchasing process.

In addition to its generous living space, the property includes plenty of parking, a valuable asset in today’s busy world. The location is particularly advantageous, as it is situated close to a variety of amenities and motorway links, ensuring that daily necessities are just a stone's throw away.

This great-sized house is perfect for those seeking a blend of comfort and practicality in a vibrant community. Whether you are a first-time buyer or looking to settle into a new family home, this property in Avonmouth is certainly worth considering.

The property is located on a popular road close to the well regarded C of E Primary School 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.

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.

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

Tenure: Freehold
Council Tax: Band B

Local Authority: Bristol City Council
Services: Mains Water, Gas, Drainage and Electric

- No Onward Chain
- Parking for Several cars
- BISF House (check with your lender)
- Close to all Motorway Links
- Double Glazing and Gas Heating System
- Close to the Village of Avonmouth
- Large Gardens
- Close to Local Primary Schools

Hallway
uPVC double glazed door leading into hallway, stairs rising to first floor, radiator

Living Room
12'10" x 13'9"
Window to front aspect, fireplace,

Kitchen/Dining Room
8'4" x 20'8"
Two windows to rear aspect, fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over, electric cooker with hood over, plumbing for washing machine, door leading into utility and wc

Utility/Storage room
17'6" x 4'2"
Window to side aspect, door to rear garden

WC
Window to side aspect. low level wc

First Floor Landing
Window to side aspect. access to loft space

Bedroom 1
11'11" x 12'1"
Window to front aspect, storage cupboards, radiator

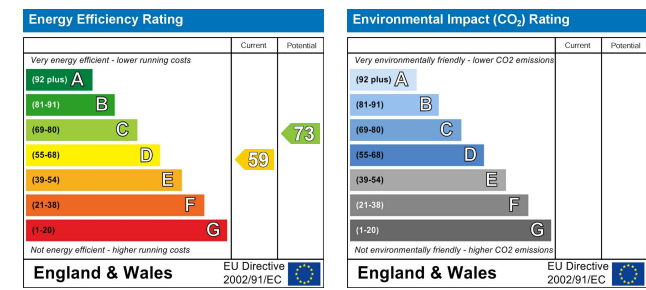
Bedroom 2
8'6" x 13'5"
Window to rear aspect, cupboard, radiator

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

Bedroom 3
8'6" x 9'0"
Window to front aspect, radiator

Gardens
There are gardens to the front, side and rear. The rear gardens are mainly laid to lawn with fence borders

Parking
There is generous parking to the front for several vehicles.

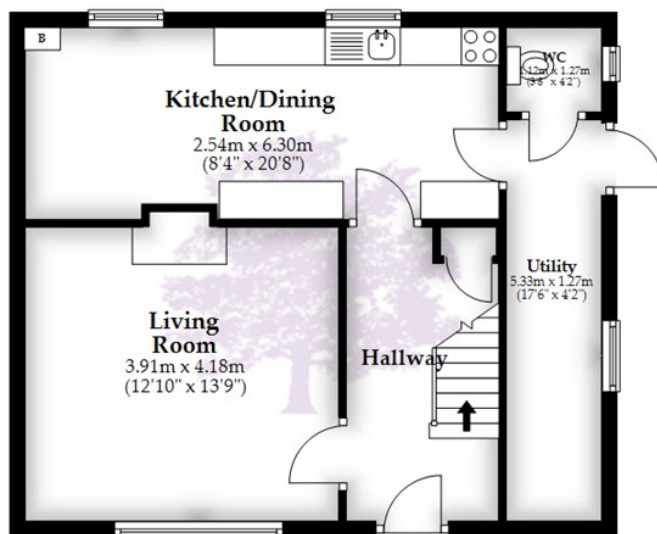


Bristol
9 High Street, Shirehampton
Bristol BS11 0DT
01172 130333

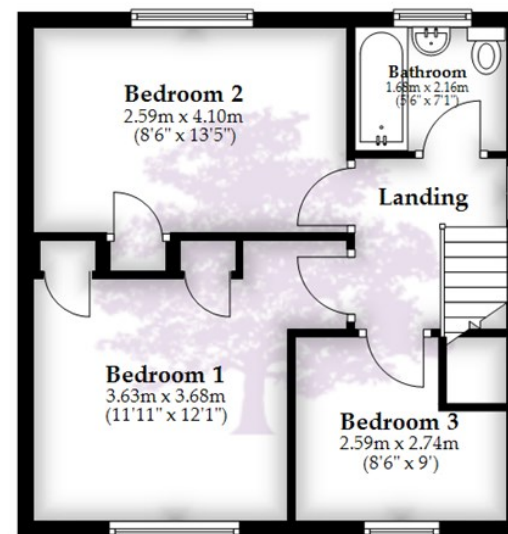
www.goodmanlilley.co.uk



Ground Floor



First Floor



Total area: approx. 90.3 sq. metres (972.5 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.



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.