



87A PORTVIEW ROAD,
BRISTOL, BS11 9JE

**GOODMAN
& LILLEY**



THIS THREE BEDROOM END TERRACE 1960'S FAMILY HOME IS OFFERED TO THE MARKET IN EXCELLENT CONDITION. IDEALLY LOCATED FOR EASY ACCESS TO THE PORTWAY, M5, AVONMOUTH TRAIN STATION AND AVONMOUTH PARK AND RIDE. FURTHER BENEFITS INCLUDE AN 80 FT SOUTH WESTERLY FACING REAR GARDEN, OUT-BUILDING, OFF-STREET PARKING FOR TWO VEHICLES AND POTENTIAL TO BE SOLD WITH ALL FIXTURES, FITTINGS AND FURNITURE. TENURE: FREEHOLD, COUNCIL TAX BAND: B

Entrance Porch

uPVC double glazed window to front and rear aspect, uPVC doors to front and rear garden, door to;

Dining Room

uPVC double glazed window to front aspect, radiator, stairs rising to first floor landing, opening to living room and;

Kitchen/Breakfast Room

A fitted kitchen comprising of wall and base units with work surface over, stainless steel twin bowl sink with tiled splash back, space for range cooker, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, uPVC double window to front, radiator, double doors to;

WC

Fitted with low-level WC, urinal, full wall tiling, tiled flooring.

Living Room

uPVC double glazed window to rear aspect. radiator, uPVC double glazed sliding door opening to;

Conservatory

Coverservatory with uPVC half double glazed windows and polycarbonate roof, radiator, uPVC double glazed sliding door to rear garden.

First Floor Landing

Cupboard housing Worcester combination boiler, ladder leading to loft access. folding door to family bathroom, doors to all bedrooms and WC.

Bedroom 1

Two uPVC double glazed window to rear aspect, radiator.

Bedroom 2

uPVC double glazed window to front aspect, radiator.

Bedroom 3

uPVC double glazed window to front aspect, radiator.

Family Bathroom

Fitted with three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin, urinal, full wall tiling, heated towel rail, uPVC obscure double glazed window.

WC

Low-level WC, full wall tiling.

Rear Garden

A generous south westerly facing rear garden measuring an amazing 80 ft long, predominately laid to lawn with a block paved area leading from the conservatory ideal for al-fresco entertainment, out-building measuring 21'10 x 19' narrowing to 11'3 with power and lighting.

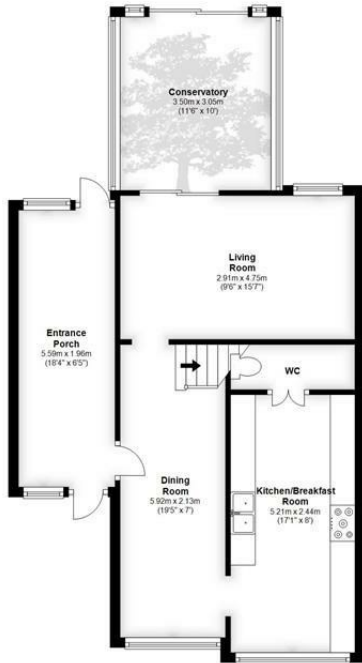
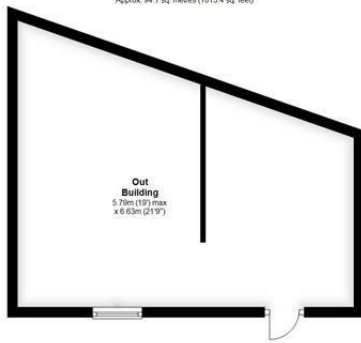
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- End Terrace
 - Large Outbuilding
 - Two Off-Street Parking Spaces
 - No Onward Chain
 - Three Double Bedrooms
 - Sun-Room
 - Westerly Facing Garden
 - Close to all Amenities



£299,950



Ground Floor
Approx. 94.1 sq. metres (1013.4 sq. feet)



Total area: approx. 140.7 sq. metres (1514.7 sq. feet)

First Floor
Approx. 46.6 sq. metres (501.3 sq. feet)



HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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