







388 PORTWAY, BS11 9UD

£395,000

LOCATION
The Portway is ideally positioned to all local amenities and transport links, also placing the property within easy reach of the centre of Shirehampton and its excellent range of everyday amenities. Local shops, cafés, supermarkets and independent businesses are all close by, while Shirehampton Railway Station provides convenient rail connections towards Bristol Temple Meads and beyond.
For commuters, the Portway Park and Ride and M5 are readily accessible, while the surrounding area offers an enviable choice of green spaces and countryside. Blaise Castle Estate, Kings Weston House and the Avon Gorge are all within easy reach and provide excellent opportunities for walking, cycling and enjoying the outdoors.
The location is particularly well suited to families, with Shirehampton Primary School, St Bernard's Catholic Primary School and Oasis Academy Brightstowe all within the wider local area.

ENTRANCE
Via Composite door leading to hallway, stairs rising to first floor.

LIVING ROOM
16'5" x 10'2"
Windows to front and rear aspect, fireplace

DINING ROOM
8'10" x 10'10"
Window to front aspect, cupboard housing Combi-Boiler

KITCHEN/BREAKFAST ROOM
17'0" x 12'2"
Two skylights, patio doors leading into the rear garden. Fitted with a range of high quality wall and base units with roll top work surfaces. Hitted with a range of integrated appliances, a stainless steel 5 burner gas hob, a breakfast bar and a utility area.

BATHROOM
7'3" x 6'3"
Window to rear aspect, panel bath with shower over, pedestal sink, low level wc, chrome heated towel rail

FIRST FLOOR LANDING
Access to loft space.

BEDROOM 1
10'5" x 11'5"
Window to front aspect, door leading into the nursery/office

WALK-IN WARDROBE/NURSERY
11'5 x 4'8
Window to rear aspect

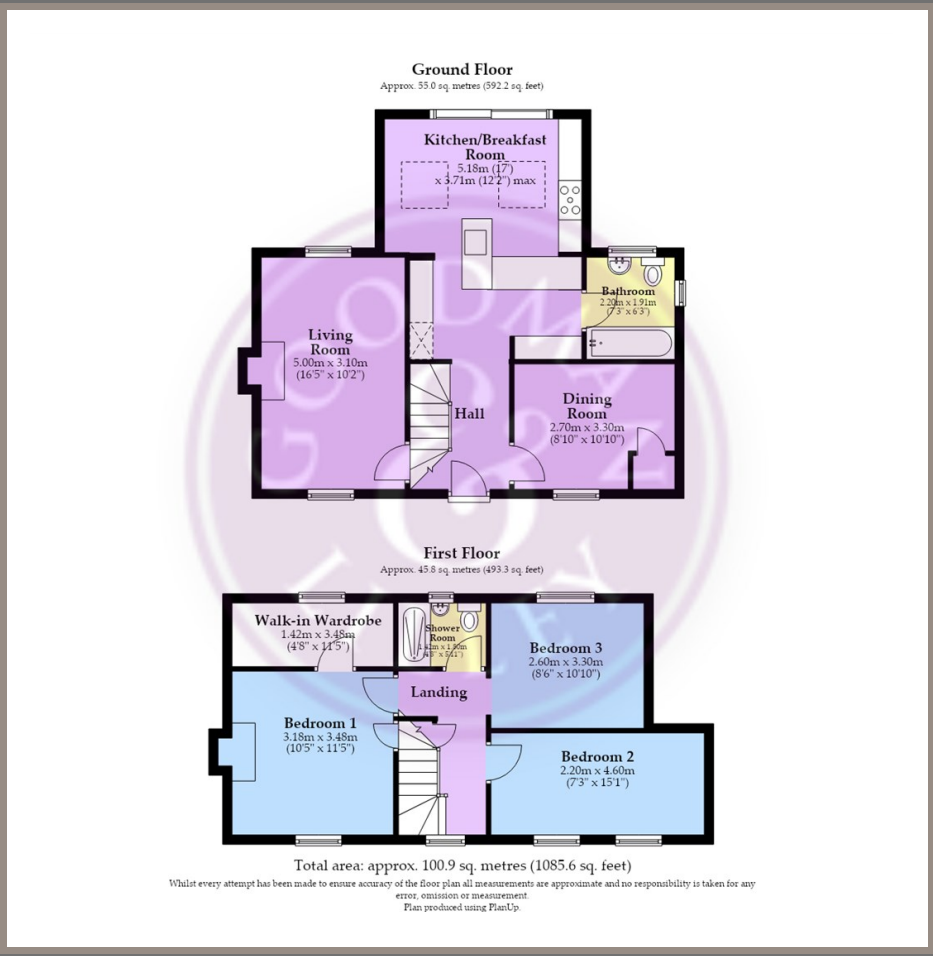
BEDROOM 2
7'3" x 15'1"
Two windows to front aspect

SHOWER ROOM
4'8" x 5'11"
Window to rear aspect, double shower enclosure, low level wc, sink,

BEDROOM 3
8'6" x 10'10"
Window to rear aspect

GARDENS
There are gardens to the front and rear, the rear is mainly laid to lawn as is the front,

PARKING
There is parking to the front for 2 vehicles.



GOODMAN & LILLEY

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- Three-bedroom family home situated on the popular Portway
- Ground-floor bathroom and Utility Area
- Main bedroom with versatile partitioned area, ideal for a nursery or walk-in wardrobe
- Sunny Enclosed Rear Garden
- Lovingly cared for throughout with an extended kitchen with integrated appliances
- Additional first-floor shower room
- Off-road parking to the front
- Offered with No Onward Chain

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

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