



41 Davis Street, Avonmouth, BS11 9JS

£295,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

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Located in the village of Avonmouth, this sizable period end of terrace home on Davis Street offers a delightful blend of character and modern living. With two spacious reception rooms, including a big bay fronted lounge that invites natural light, this property is perfect for both relaxation and entertaining. The home boasts three well-proportioned bedrooms, comprising two doubles and a single, making it an ideal choice for families or those seeking extra space. The extended kitchen provides ample room for culinary creativity and family gatherings, ensuring that every meal can be enjoyed in comfort. The village location adds to the appeal, offering a sense of community while still being conveniently close to local amenities. This property presents a wonderful opportunity for those looking to settle in an accessible area with its period features and modern extensions, this home is sure to attract interest from a variety of buyers. Upon entering, you are welcomed by a spacious entrance hall that leads effortlessly to two generous reception rooms. At the front of the house, the lounge stretches across the full width of the property, where high ceilings and a bay window amplify the sense of space and natural light. To the rear, the dining room opens leads into the impressive kitchen. The kitchen truly is the heart of the home—offering ample storage and worktop space, while still providing plenty of room for a dining table and chairs. Upstairs, the first floor comprises two double bedrooms and a bedroom which can be a study and a family bathroom. The master bedroom, also spanning the full width of the house, includes built-in wardrobes that provide abundant storage. A skylight on the landing floods the area with natural light, enhancing the bright and airy atmosphere. Outside, the well-maintained enclosed rear garden features a patio area directly accessible from the house, with the remainder laid to lawn—perfect for relaxing or entertaining

- 3 Bedroom End of Terraced House
- Spacious period home with high ceilings
- Impressive kitchen with dining space
- Close to all Local Schools
- Village Location
- Fully insulated loft with conversion potential
- Flexible study/office area

• Close to all Transport Links

Entrance Hall
16'10 x 5'8
Entrance via uPVC composite door into hallway, stairs rising to first floor, understairs storage cupboard.

Living Room
11'0" x 16'10"
uPVC double glazed bay window to front aspect, feature fireplace, laminate flooring, radiator.

Family Room
10'3" x 16'10"
uPVC double glazed window to side aspect, opening into the kitchen,

Kitchen
11'9" x 16'10"
Window to side aspect, two windows to rear aspect, door leading into the rear garden. Fitted with a range of wall and base units with roll top work surfaces.

First Floor Landing
The skylight on the landing floods the area with natural light, enhancing the bright and airy atmosphere. Doors leading to all rooms.

Bedroom 1
11'0" x 16'10"
Three windows to front, two wardrobes, two sliding doors, door to:

Bedroom 2
10'5" x 10'6"
Window to rear, door to:

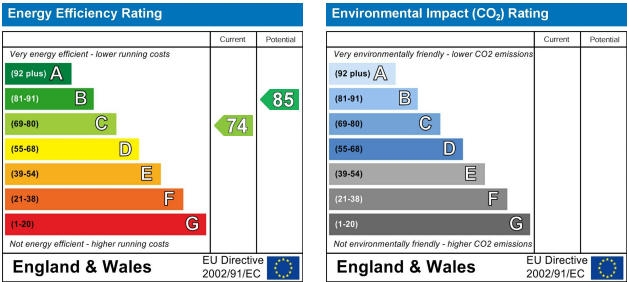
Bathroom
10'10 x 6'

Bedroom 3
5'8" x 7'0"
Window to side, door to:

Gardens
Outside, the well-maintained enclosed rear garden features a patio area directly accessible from the house, with the remainder laid to lawn—perfect for relaxing or entertaining. There is also side access via double doors which you can use for parking if needed.

Additional Benefits

Additional benefits include a recently renewed Gas Safe Certificate, a fully insulated loft with excellent potential for conversion, and significant recent updates such as new thermablocks and re-rendering completed within the last three years. Furthermore, new windows and doors have been installed over the same period, ensuring enhanced energy efficiency and modern comfort throughout the property.

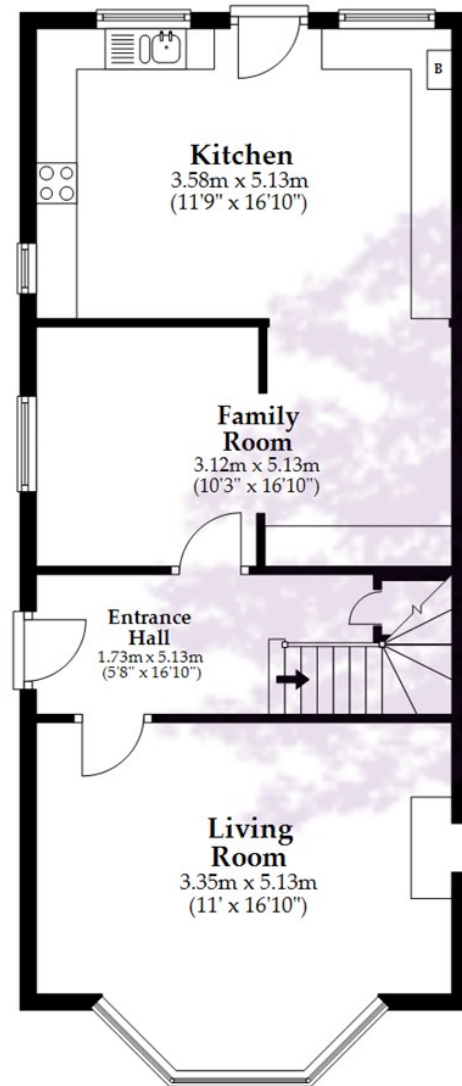


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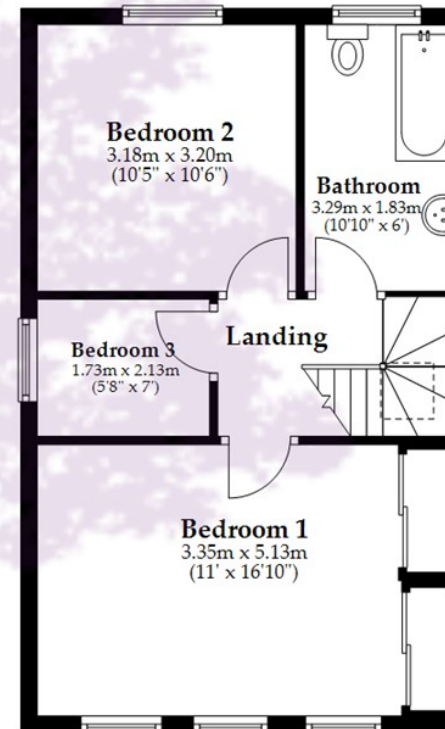
Ground Floor

Approx. 62.7 sq. metres (675.2 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



Total area: approx. 105.7 sq. metres (1137.7 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.



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