GOODMAN & LILLEY



267B AVONMOUTH ROAD

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BS11 9EN

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PROPERTY DESCRIPTION

Enjoying a delightful position overlooking St Andrew's Church and Avonmouth Green, this charming two-bedroom flat combines attractive period character with a range of thoughtful modern touches, while offering particularly convenient transport connections for those commuting into Bristol and beyond.

The property is approached via a communal entrance, shared with just two other flats, with a staircase leading to the first floor. The entrance to the flat then opens onto its own carpeted staircase, featuring attractive decorative stair rods, which continues up to the second-floor accommodation. Once inside, the high ceilings and hard flooring throughout create a bright and characterful feel.

The inviting lounge is a particular feature, with three attractive character windows overlooking the green, allowing plenty of natural light into the room. A feature fireplace, fitted TV bracket and useful shelving add both character and practicality.

The high-specification kitchen has been carefully designed to make excellent use of the available space and includes an integrated oven and hob, externally vented extractor fan, extending kitchen tap, plentiful electrical sockets and generous overhead storage. A large fridge freezer is also included in the sale.

Both bedrooms are comfortably arranged with useful built-in-style freestanding wardrobes, which are included within the sale. The wardrobes provide a good combination of hanging space, shelving and dedicated jewellery storage. The main bedroom also benefits from an attractive feature fireplace.

The stylish bathroom features monochrome mock-tile linoleum flooring, a Velux window bringing in natural light and a modern shower with mixer bar and temperature control.

Further practical features include a naturally lit landing with Velux window, convenient coat hooks, generous shoe storage and a discreetly housed boiler. The high ceilings also provide an interesting sense of vertical space, with an existing high-level window providing access towards the roof space. Any prospective purchaser should make their own enquiries regarding the suitability, accessibility and permitted use of this area.

Excellent Transport Connections

One of the standout features of this property is its excellent connectivity. Avonmouth offers the opportunity to enjoy village life while remaining within easy reach of Bristol, making it particularly appealing to commuters who want to live outside the city without being disconnected from it.

Avonmouth Train Station is within walking distance, providing regular services along the Severn Beach Line towards Bristol and Severn Beach. The local bus network further strengthens the commuter options, with services including the 10 and 11 towards Bristol Parkway and Stoke Gifford, 37 towards Bristol and Severn Beach, 40 towards Cribbs Causeway via Lawrence Weston and Henbury, and 41 towards Bristol city centre, Kingswood and North Common.

This means there are multiple ways to reach Bristol and surrounding areas without relying solely on a car – a genuine benefit for commuters and those looking for an alternative to city-centre living.

The property is also well placed for everyday amenities, with the Avonmouth Community Centre and Library close by. The community centre provides a range of activities and services, while the library is conveniently located within the same building.

Village shops and local amenities are also close at hand, while the King Charles III England Coast Path provides an excellent opportunity to enjoy the surrounding area on foot.

Combining attractive character features, practical modern additions and an enviable position overlooking Avonmouth Green, this is a home that offers something increasingly sought after – the ability to enjoy a more relaxed village setting while retaining straightforward access into Bristol and the wider region.

In addition, the vendor is offering a £5,000 gifted deposit contribution on completion, subject to the usual lender and solicitor approval.











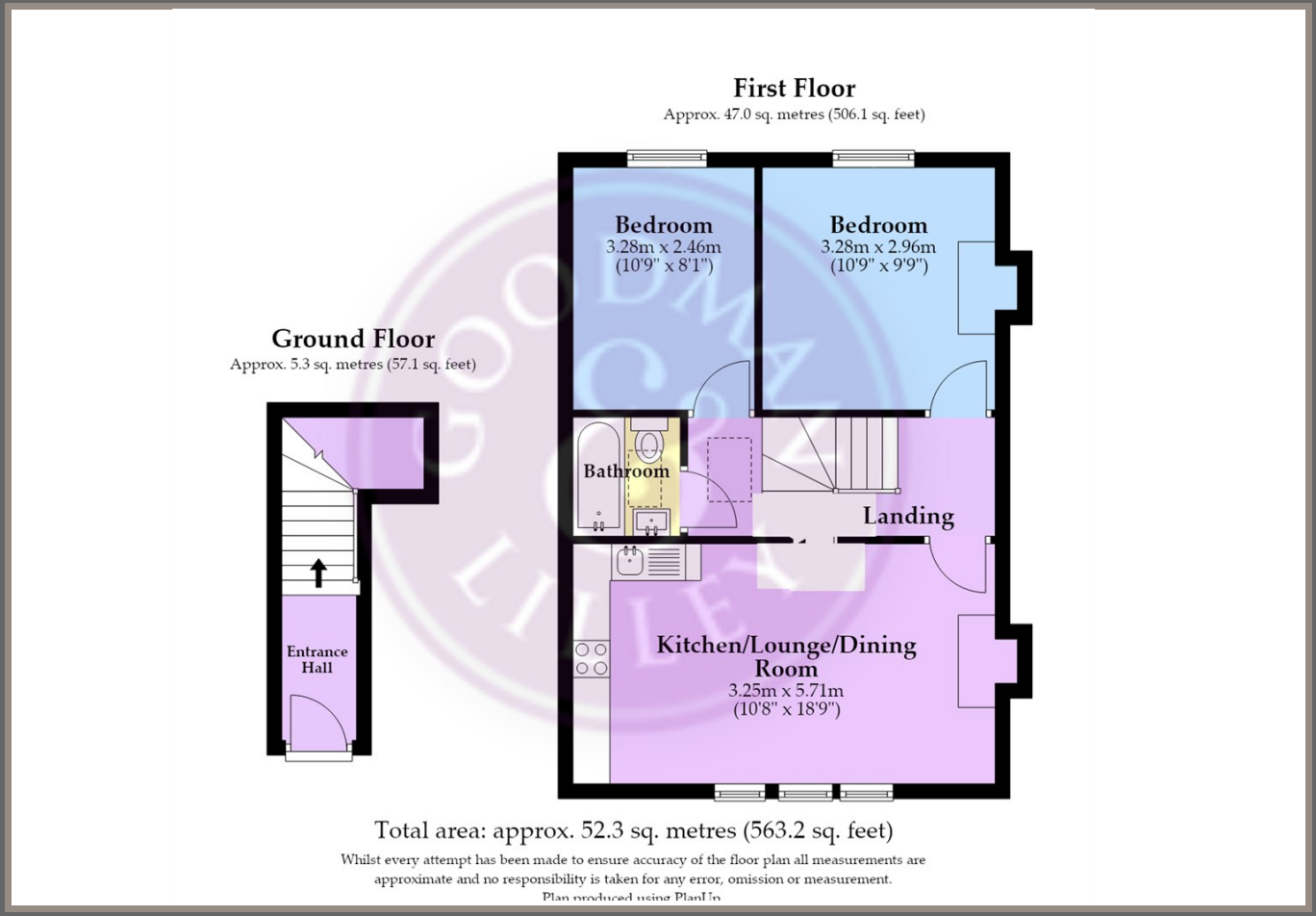












2 BEDROOMS
TENURE - LEASEHOLD

1 RECEPTION ROOMS
IN ALL SQ FT

1 BATHROOMS
COUNCIL TAX BAND - A

- Charming two-bedroom first-floor flat
- No onward chain
- High-specification fitted kitchen
- Useful wardrobes included in both bedrooms
- Overlooking St Andrew's Church & Avonmouth Green
- Excellent commuter location
- £5,000 vendor gifted deposit contribution, subject to approval
- Feature fireplaces
- Stylish modern bathroom with Velux window
- Open plan modern kitchen/diner

GOODMAN & LILLEY

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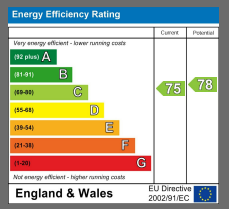
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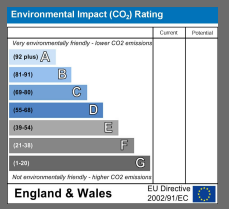
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