



107 BRAMPTON WAY,
PORTISHEAD, BS20 6YX

GOODMAN
& LILLEY



LOCATED ON THE HIGHLY SOUGHT AFTER BRAMPTON WAY DEVELOPMENT IS THIS THREE-BEDROOM, DETACHED FAMILY HOME IN NEED OF TOTAL RENOVATION YET OFFERING AN OPPORTUNITY TO STAMP YOUR OWN PERSONALITY TO THIS HOME.

The property, in brief, comprises; entrance hall, living room, dining room, conservatory, kitchen, utility room and a cloakroom. The first floor features three bedrooms and a family bathroom and completes the internal accommodation. The rear garden enjoys a favoured southerly orientation, laid to lawn with a patio that resides along the rear elevation of the property. A garage and driveway complete the package to this family home offering potential.

The potential this home offers for the next purchaser the ideal location, whether it's the ease of access to the various leisure pursuits in and around the Lake Grounds, and the added benefit of the High Street on your doorstep, this location is hard to beat. Goodman & Lilley anticipate a good degree of interest due to this popular location, accommodation and potential this home offers.

With swift access to the M5 motorway and ease of access to the shops, cafes and supermarkets located only a short distance away. Accordingly, Goodman & Lilley anticipate a good degree of interest due to its location. Call us today on 01275 430440 and talk with one of our property professionals to arrange your next appointment to view.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: Mains Electric, Gas, Water & Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

Accommodation Comprising:

Entrance Hall

Secure front door opening to the entrance hall, hardwood double glazed window to side aspect, radiator, door to:

Living Room

uPVC double glazed bay window to front aspect, gas fireplace with tiled hearth, radiators, TV & telephone point, staircase rising to the first-floor landing, door to the kitchen, archway to:-

Dining Room

Offering ample room to position a dining room table and chairs, secure uPVC double glazed patio doors to the conservatory.

Conservatory

The conservatory is constructed of a half-brick base with uPVC double glazed windows and French door combination under a sloped polycarbonate roof.

Kitchen

Fitted with a matching range of base and eye-level units with drawers and worktop space, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer and cooker, uPVC double glazed window to rear, double radiator, serving hatch to Dining Room, door to:

Utility

Base and eye level units with worktop space over, plumbing for washing machine, secure double glazed door to garden, door to:

Cloakroom

Fitted with a two-piece suite comprising; low-level WC, wash hand basin, tiled splashbacks, radiator, uPVC double glazed window to side aspect.

First Floor Landing

uPVC obscure double glazed window to side, access to roof space via loft hatch, doors opening to:

Master Bedroom

uPVC double glazed window to front fitted double wardrobe(s) with full-length mirrored sliding doors.

Bedroom Two

uPVC double glazed window to rear, fitted double wardrobe(s) with full-length mirrored sliding doors, telephone point.

Bedroom Three

uPVC double glazed window to front, over-stairs storage cupboard with additional shelving.

Shower Room

Fitted with three piece modern white suite comprising; tiled double shower enclosure with fitted shower, pedestal wash hand basin with mixer tap, low-level WC, heated towel rail, extractor fan, full height tiling to all walls, uPVC obscure double glazed window to rear aspect.

Outside

The enclosed rear garden enjoys a favoured southerly orientation, laid to lawn with a patio that resides along the rear elevation of the property providing an area to sit back and enjoy the aspect.

Garage & Driveway

The garage is approached over a block-paved driveway providing off-road parking. The garage is accessed via an electric up and over roller door, light and power connected.

- Detached Family Home
- Two Reception Rooms
- Kitchen & Utility Room
- Southerly Facing Garden
- Rare Opportunity
- Three Bedrooms
- Conservatory
- In Need Of Total Renovation
- Level Approach To High St
- Viewing Highly Advised



GUIDE PRICE £320,000



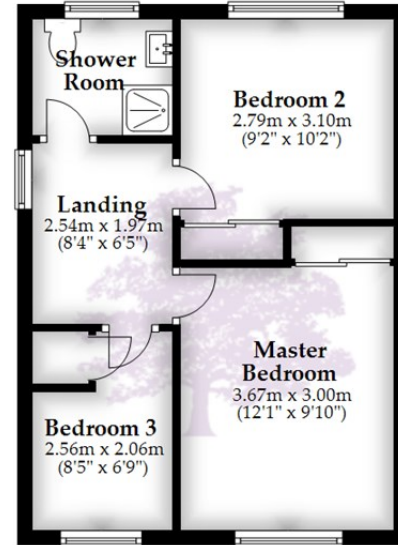
Ground Floor

Approx. 60.7 sq. metres (653.1 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



Total area: approx. 96.7 sq. metres (1040.9 sq. feet)

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