

Woodhill Avenue, Portishead. BS20 7EX

£430,000 Freehold

FOR SALE



www.housefox.co.uk



01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

House Fox Presents... A truly rare opportunity to acquire this extended 1930's three/four-bedroom semi-detached, family style home situated in an enviable position on one of Portishead's prime residential avenues.

The property enjoys a wealth of character features which are indicative of the era, and in brief this finely appointed home comprises; entrance hall, living room, kitchen and dining room/additional bedroom and modern fitted family bathroom all to the ground floor. To the first floor, are three generously proportioned bedrooms and WC. The property further benefits from the potential to extend to the side of the property to create additional living accommodation (subject to necessary planning permissions) Outside, the generous rear garden enjoys a secluded, larger than expected space which benefits from multiple patio and lawned areas which can be conveniently accessed from the kitchen, providing the ideal space to sit back and dine al fresco in the warmer summer months.

The convenient location makes it the ideal choice for a variety of purchasers, with easy access to both Portishead's traditional High Street and the delights that the Marina has to offer, with a selection of Bars and Restaurants to enjoy in both locations following a transformation in recent years. The family buyer will warm to the nearby Lake Grounds, providing children the perfect space to explore or play.

With homes of this quality, location and price bracket in truly short supply and high demand - be quick to contact appointed agents House Fox to arrange your internal inspection.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- 1930's Semi-Detached Family Home
- Prime Portishead Location
- 3 or 4 bedrooms
- In Need of Modernisation
- No Chain Complications
- EPC - TBC



ROOM DESCRIPTIONS

Entrance Hall

11' 3" x 3' 4" (3.43m x 1.02m)

Living Room

11' 10" x 13' 4" (3.61m x 4.06m)

Kitchen

11' 10" x 7' 5" (3.61m x 2.26m)

Bedroom/Dining Room

11' 5" x 9' 11" (3.48m x 3.02m)

Family Bathroom

4' 11" x 6' 8" (1.50m x 2.03m)

Landing

3' 11" x 6' 1" (1.19m x 1.85m)

Bedroom One

12' 1" x 13' 1" (3.68m x 3.99m)

Bedroom Two

11' 10" x 7' 9" (3.61m x 2.36m)

Bedroom Three

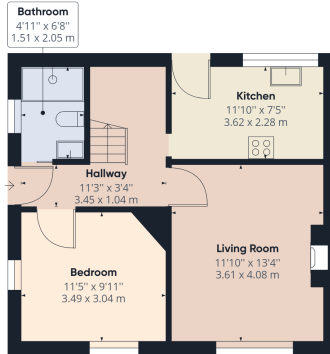
7' 6" x 10' 0" (2.29m x 3.05m)

WC

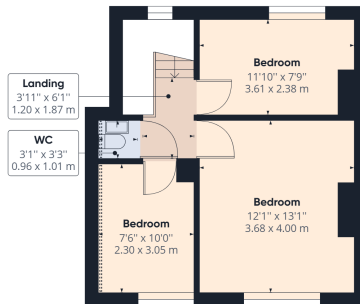
3' 1" x 3' 3" (0.94m x 0.99m)



FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
834.36 ft²
77.51 m²

Reduced headroom
2.32 ft²
0.22 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360