





# 7 Lawrence Road

Wroughton, Bristol

A well presented, stylish and modern one bedroom ground floor flat with a substantial private rear garden and its own dedicated parking space.

Council Tax band: A

Tenure: Leasehold

Ground Rent: £10 per annum

Lease: 125 Years from 2002

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Approx 469 sq.ft accommodation
- Modern one bedroom ground floor flat
- Generous private rear garden with low-maintenance landscaping
- Off-street parking
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)
- NO ONWARD CHAIN

This well-maintained one bedroom ground floor flat offers stylish, modern living throughout. The interior is bright, airy and thoughtfully designed, beginning with a welcoming entrance hall that leads into a spacious sitting and dining room. The contemporary kitchen is positioned at the rear of the property with views over the garden and is fitted with modern units along both sides, a gas hob and oven, and an integrated dishwasher.







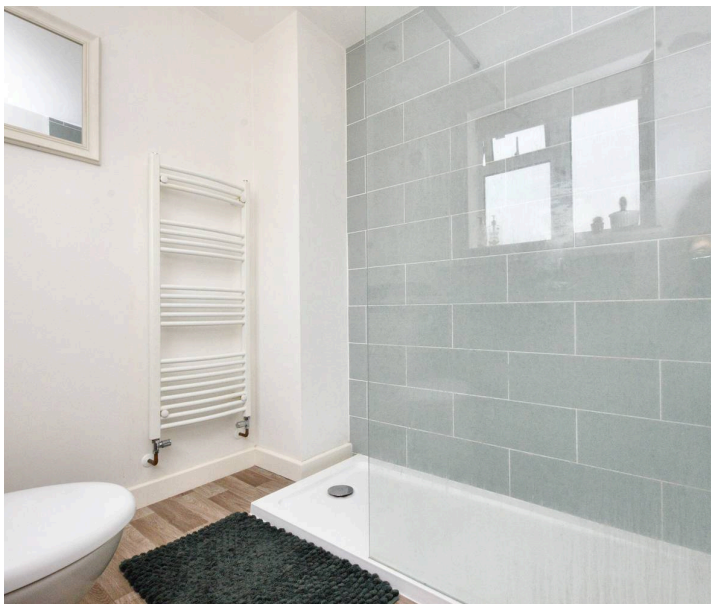
The double bedroom enjoys plenty of natural light, while the sleek shower room features a walk-in shower, WC and wash basin. Altogether, the home provides a modern, immaculate and move-in ready space ideal for first-time buyers, downsizers or investors.

**Outside** - The property continues to impress with a private off-street parking space at the front, along with convenient access to the rear garden. The garden itself is substantial, well-maintained and designed for low-maintenance living, being laid mainly with gravel and stone. It offers a versatile and enjoyable outdoor area perfect for relaxing, or entertaining friends/family.

**Location** - Wrington is well known for its excellent facilities and amenities including a primary and playschool with secondary schooling available at nearby Churchill, which also has a modern sports complex. The village is situated approximately 11 miles southwest of Bristol, with easy access to the M5. Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles. The surrounding countryside is designated an Area of Outstanding Natural Beauty and provides many opportunities for outdoor pursuits including sailing, riding and walking. (All distances/times approx.)

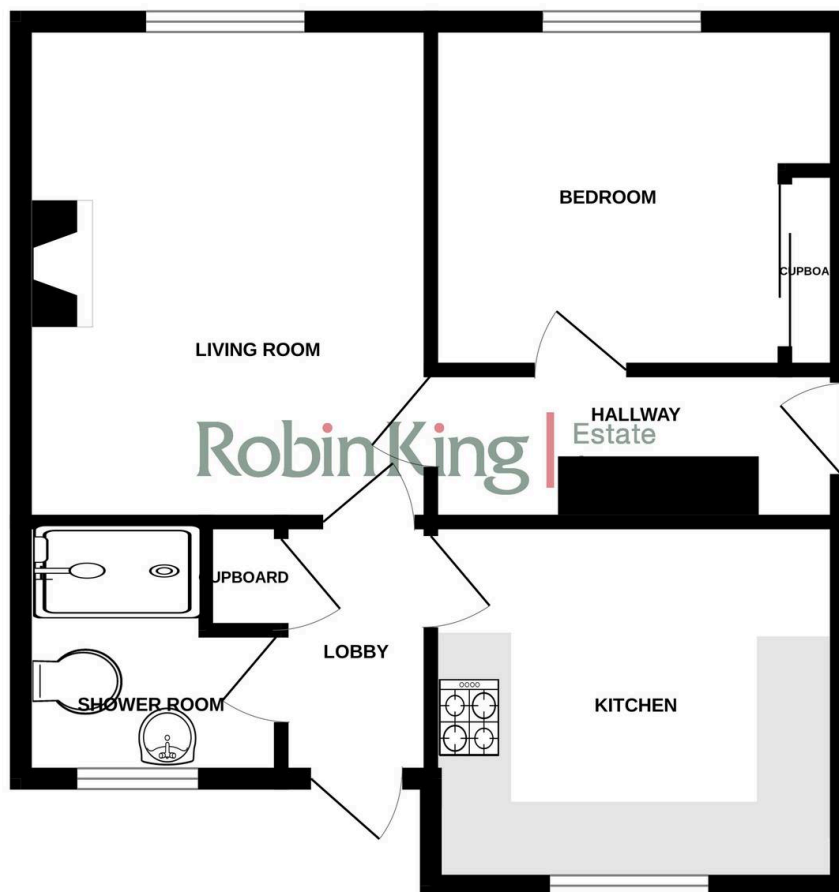
**AGENT NOTE**

Please note: The property is offered in very good condition; however, the photographs featured in this marketing material were taken in 2023.





GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 469 sq.ft. (43.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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