



16 Commonfield Road, Lawrence Weston, BS11 0RF

£265,000

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Located in the cul-de-sac of Commonfield Road, Lawrence Weston, this charming three-bedroom semi-detached house presents a wonderful opportunity for families and first-time buyers alike. Having been cherished by the same family for many years, the property exudes a sense of warmth and homeliness that is hard to find.

Upon entering, you are greeted by a spacious reception room, perfect for both relaxation and entertaining guests. The large kitchen dining room is a standout feature, providing ample space for family meals and gatherings, making it the heart of the home. The layout is both practical and inviting, ensuring that every corner of the house is utilised to its fullest potential.

The three bedrooms offer comfortable living spaces and there is a newly fitted shower room. The property boasts large gardens, providing a delightful outdoor area for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air in a peaceful setting.

With no onward chain, this home is ready for its new owners to move in and make it their own. The location is not only serene but also conveniently situated, allowing easy access to local amenities and transport links. This semi-detached house on Commonfield Road is a rare find, combining space, comfort, and a welcoming community atmosphere.

The location of this property is a few hundred yards from the Lawrence Weston moor nature reserve, the Blaise Castle Estate and Kingsweston. It is also ideally placed for the local Lidl store and the shops at Ridingleaze and the popular "Our Lady of The Rosary" Roman Catholic school. Travel links are a benefit as there are good bus links to Cribbs Causeway and Bristol City Centre and there is easy access by car to the M5/M4 motorway.

Call us today on 0117 2130333/shire@goodmanlilley.co.uk and talk with one of our property experts to arrange a viewing.

Tenure: Freehold  
Local Authority: Bristol City Council  
Council Tax Band B  
Services: Mains Gas, Water and electric

- No Onward Chain
- Three Bedroom Semi-Detached House
- Large Kitchen/Dining Room
- Large rear Gardens
- Close to all Local Amenities
- Close to Local Schools

**Porch**  
Entrance via porch

**Hall**  
Door leading into hallway, stairs rising to first floor.

**Kitchen/Breakfast Room**  
9'10" x 22'6"  
uPVC double glazed door to side aspect, uPVC double glazed window to rear aspect. uPVC double glazed patio doors leading into the rear garden. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over. Electric double oven, electric hob with extractor over. Plumbing for washing machine.

**Lounge**  
11'11" x 14'8"  
Two windows to front aspect, feature fire place with gas fire, doors leading into kitchen

**First Floor Landing**  
Window to side aspect, access to loft space.

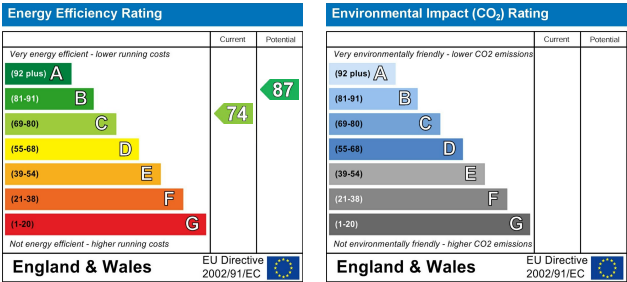
**Bedroom 1**  
10'11" x 15'3"  
Two windows to front aspect, storage cupboard housing Combi-Boiler, radiator

**Bedroom 2**  
10'6" x 15'3"  
Two windows to rear aspect, radiator, storage cupboard

**Shower Room**  
6'5" x 5'10"  
Window to side aspect, newly fitted double shower with a seat and double headed shower, low level wc and sink inset an enclosed unit,

**Bedroom 3**  
9'7" x 8'1"  
Window to front aspect, Storage cupboard, radiator

**Gardens**  
There are large sunny gardens to the rear of the property. A large patio area to the bottom and top and various mature plants and shrubs and trees. There is also a wc and 2 further storage sheds and side access which leads to the front where there is hard standing for the potential for off street parking ( subject to council approval )



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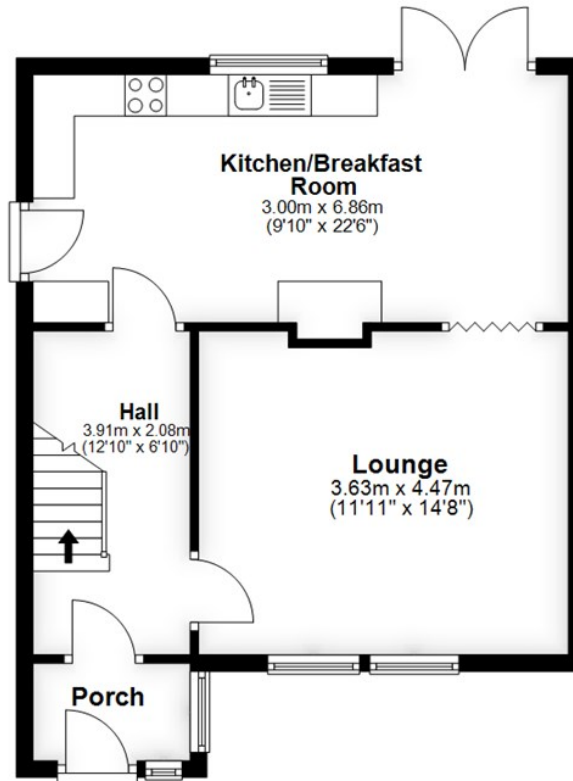






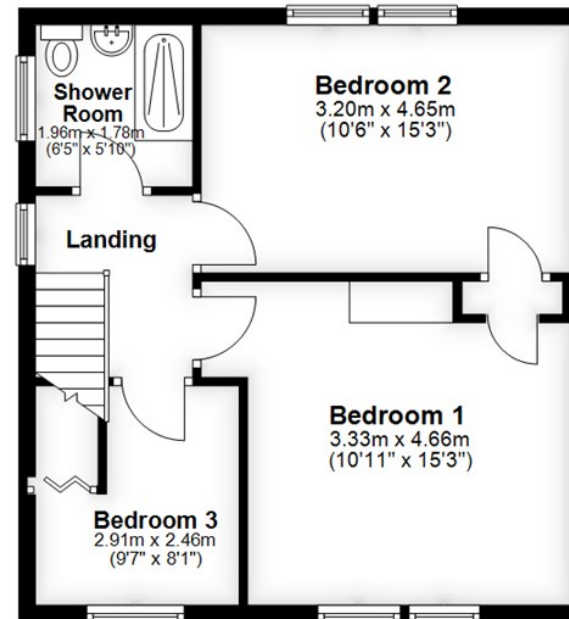
## Ground Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



## First Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



Total area: approx. 94.5 sq. metres (1017.1 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.