



362 Long Cross, Lawrence Weston, BS11 0NW

£189,950

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

362 Long Cross, Lawrence Weston, BS11 0NW

Available with NO onward chain, this spacious two double bedroom first floor flat which is also situated in a very convenient location just yards from the Lidl store in Lawrence Weston. Long Cross is the longest road in the area and is a misspelling of the field it was named after, Long Croft. The accommodation is generous and consists of entrance hall accessed via a private front door (to the front of the property), spacious 16' x 15' lounge, generous kitchen/breakfast room, two double bedrooms and a bathroom. Externally there is a side lawn area surrounded by borders with potential to put in parking and a sunny garden to the rear which is laid to patio and lawn. There is also a brick outbuilding/storage shed and a separate bin store.

The location of this property is just a few hundred yards from the Lawrence Weston moor nature reserve, the Blaise Castle Estate and Kingsweston. It is also ideally placed for the great schools, local Lidl store and the shops at Ridingleaze. 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. The property is also just a stones throw away from the local shops, cafe's and GP surgery.

This would make a great first time buy to get on the property ladder, or even a buy to let.

A great opportunity to acquire this first floor flat in this popular area. Please book your viewing today.....either Call, Click or Come in and visit our experienced sales team-
shirehampton@goodmanlilley.co.uk/ 01172130333

Tenure: Leasehold

Local Authority: Bristol City Council

Services: Electric, Water, Gas, Mains Drainage

Leasehold with 87 years remaining.
Management charge - £38 per month.
Ground rent - £10 per year
Council tax band - A

- No Onward Chain
- Very Spacious Lounge
- Close to all Transport Links
- Opposite St Bedes Catholic School
- 2 Double Bedrooms
- Great Location for all Amenities and Schools
- Sunny Rear Garden
- Close to the local Lidl Store.

Area and Transport Links

The location of this property is just 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 and health centre at Ridingleaze. 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.

Entrance Hall

Entrance via uPVC door, stairs rising to first floor.

First Floor Landing

Window to side aspect, doors leading to all rooms, cupboard, access to loft space

Lounge

15'9" x 15'1"
Window to front aspect, radiator, gas fire with mantle over

Kitchen

10'2" x 11'2"
Window to rear aspect, fitted with a range of wall and base units with roll top work surfaces, Combi-Boiler, stainless steel sink with mixer tap over. Fridge and freezer, gas hob with extractor over, electric oven

Bedroom 1

12'6" x 11'6"
Window to front aspect, Storage cupboard,

Bathroom

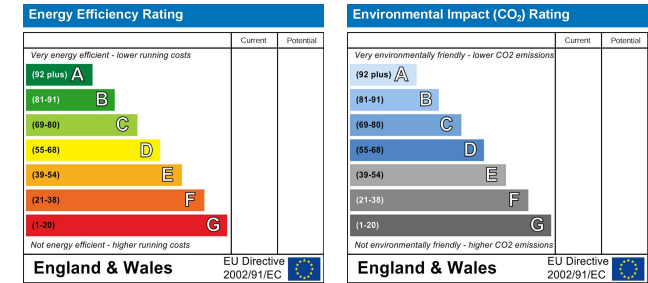
Two windows to rear aspect, panel bath with shower over, pedestal sink, low level wc.

Bedroom 2

10'6" x 10'2"
Window to rear aspect, radiator, cupboard

Gardens

There are gardens to the rear at the top and there are 2 storage sheds.

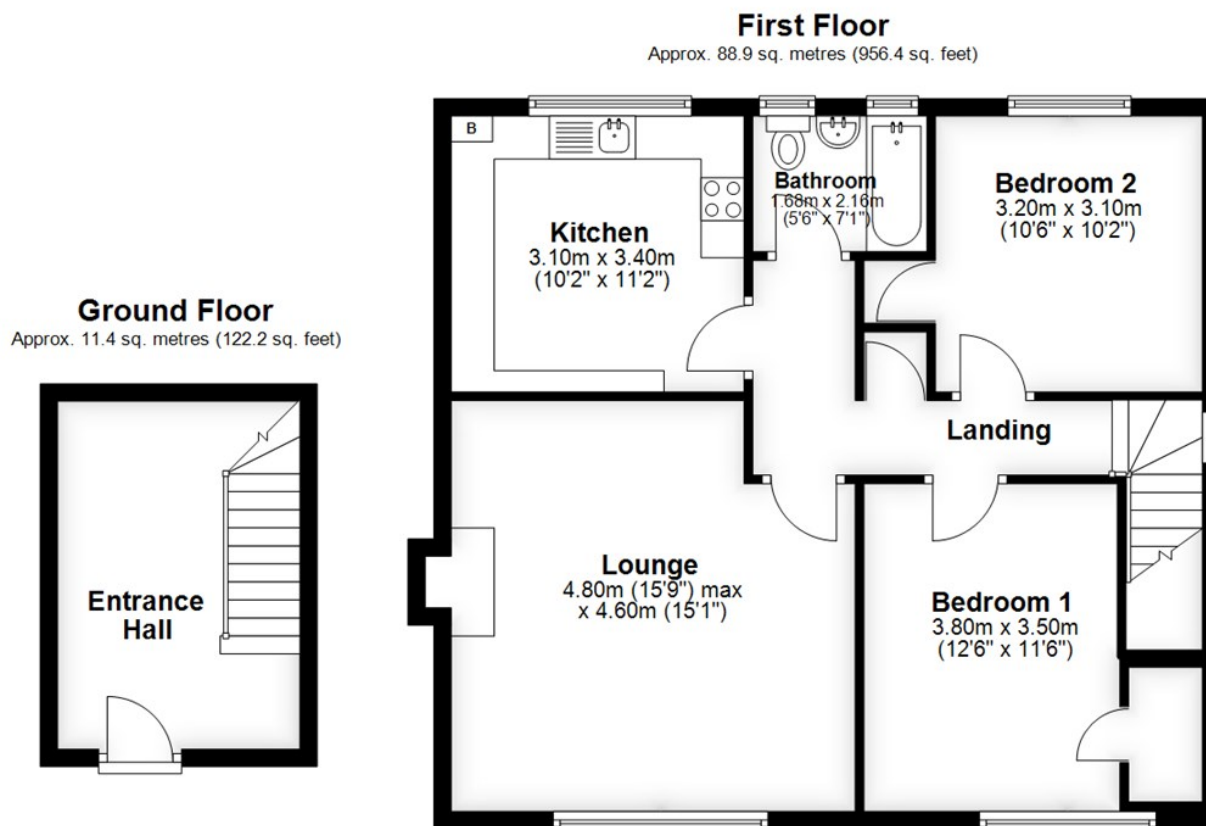


Bristol

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Total area: approx. 100.2 sq. metres (1078.6 sq. feet)



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