GOODMAN & LILLEY



14 BARROWMEAD DRIVE, LAWRENCE WESTON, BRISTOL, BS11 0JG

£275,000

14, BARROWMEAD DRIVE
LAWRENCE WESTON

LOCATION
The property is conveniently positioned for a range of everyday amenities, with local shops, food stores, pharmacy and other community facilities available within the Lawrence Weston area.
Families will also appreciate the choice of nearby schools, with Oasis Academy Long Cross and Our Lady of the Rosary Catholic Primary School both within walking distance, while St Bede's Catholic College is 1/4 mile away.
For those who enjoy the outdoors, there is plenty to explore nearby. Kings Weston House and its surrounding grounds and woodland provide a wonderful setting for walks, with the historic house surrounded by parkland and woodland. The grounds are open to the public throughout the year, providing a fantastic local escape from the hustle and bustle of everyday life.
The nearby green spaces, golf course, cycle routes and walking paths give the property a lovely balance between convenient city living and access to nature.

ENTRANCE HALL
9'9" x 6'0"
Two windows to front, door leading into hallway, stairs rising to first floor.

LOUNGE/DINING ROOM
25'2" x 11'0"
Window to front aspect, fireplace, uPVC double glazed patio doors leading into the rear garden.

KITCHEN
10'7" x 7'6"
Window and door to rear, fitted with a range of wall and base units with roll top work surfaces, sink, electric cooker, plumbing for washing machine.

FIRST FLOOR LANDING
Access to loft space.

BEDROOM 1
12'1" x 9'6"
Window to front aspect, fitted wardrobes

BEDROOM 2
11'5" x 9'6"
Window to rear aspect

SHOWER ROOM
6'0" x 7'6"
Window to rear aspect, double shower enclosure, pedestal sink, low level wc.

BEDROOM 3
8'11" x 7'8"
Window to front aspect,

GARDENS
There are tiered gardens to the rear, a green house, storage sheds, mature plants and shrubs, a large patio area, side steps leading down to the car port

PARKING
There is plenty of parking with this property, a garage in the block, a car port with additional parking.











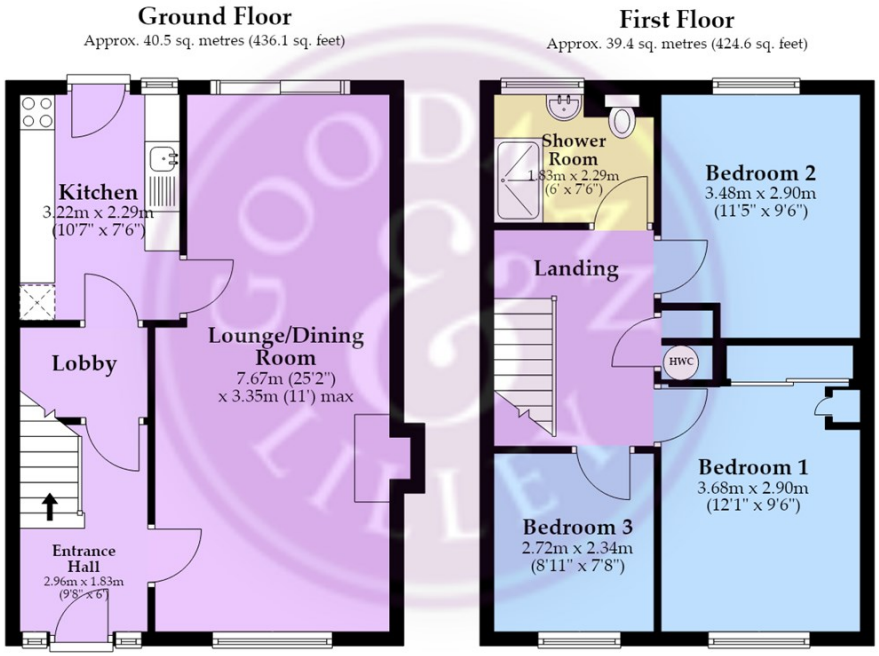












Total area: approx. 80.0 sq. metres (860.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

3 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL SQ FT

1 BATHROOMS
COUNCIL TAX BAND - B

- Traditional three-bedroom, end-of-terrace brick-built property
- Owned by the same owners since it was originally built in 1960
- Conveniently located close to local schools, shops and transport links
- Driveway providing off-road parking and a Car Port and a seperate garage in a nearby block.
- Offered to the market with No Onward Chain
- Fantastic opportunity for buyers looking to modernise and put their own stamp on a home
- Good-sized, tiered rear gardens offering plenty of outdoor space
- Walking Distance to Kingsweston Estate and Blaise Castle.

GOODMAN & LILLEY

GOODMAN & LILLEY BRANCH NETWORK

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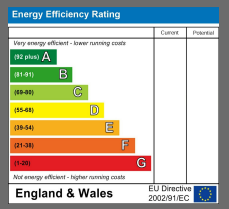
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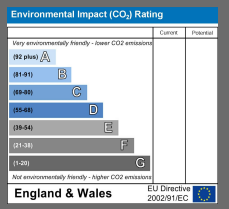
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