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49 CHAPEL LANE

LAWRENCE WESTON  
BS11 0TQ

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### HALLWAY

15'4" x 6'05"

Window to side aspect, under stairs cupboard, stairs rising to first floor.

### LIVING ROOM

10'6" x 18'1"

Bay window to front aspect, window to rear aspect, gas fire place, sliding doors leading into dining room.

### DINING ROOM

8'1" x 10'11"

Window to rear aspect, door into kitchen

### KITCHEN

11'2" x 7'0"

Window to front aspect, door leading to side lobby and wc, fitted with a range of wall and base units with roll top work surfaces. Gas cooker, stainless steel sink wuth mixer tap over, plumbing for washing machine.

### LOBBY

Door to side garden

### WC

4'6" x 2'8"

Window to side aspect, low level wc

### FIRST FLOOR LANDING

7'7" x 6'4"

Access to loft space

### BEDROOM 1

10'11" x 13'9"

Window to front aspect, over stairs cupboard

### BEDROOM 2

9'10" x 10'11"

Window to side aspect, cupboard

### BATHROOM

7'5" x 8'5"

Window to side aspect, panel bath with shower over, pedestal sink, low level wc, radiator

### BEDROOM 3

10'11" x 6'9"

Window to side aspect,

### GARDENS

There are gardens to the front and rear. The rear is easy to maintain with steel fence panelling, a decking area and the remainder laid to patio and chipping

### PARKING

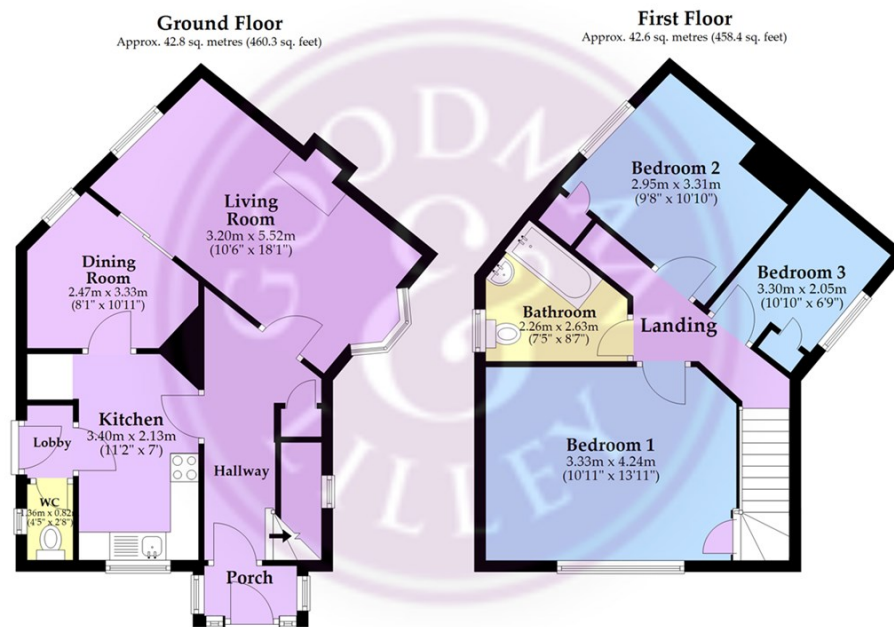
There is parking to the front for 1 vehicle.







# GOODMAN & LILLEY



Total area: approx. 85.4 sq. metres (918.7 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.

## GOODMAN & LILLEY BRANCH NETWORK

### HENLEAZE

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### LETTINGS

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### CLEVEDON

28 Hill Road  
Clevedon  
BS21 7PH  
01275 403 660  
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### LAND & NEW HOMES

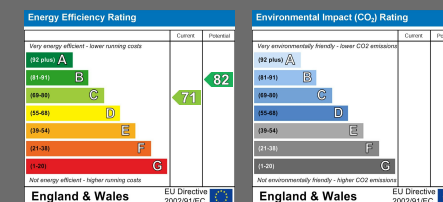
0117 213 0151  
LNH@GOODMANLILLEY.CO.UK

3 BEDROOMS  
TENURE - FREEHOLD

2 RECEPTION ROOMS  
IN ALL SQ.FT

1 BATHROOMS  
COUNCIL TAX BAND - B

- Traditional brick-built 3-bedroom semi-detached home
- Two well-proportioned reception rooms offering flexible living space
- Highly regarded schools nearby
- Off-road parking providing convenient space for vehicles
- Three spacious double bedrooms
- Excellent transport links with easy access to local amenities and commuter routes
- Front and rear gardens designed for easy maintenance
- Ideal for families seeking generous accommodation in a well-connected location



Opening hours vary slightly in each office  
Mon to Fri - Usually 9am till 6pm  
Saturday 9.00am-4.00pm