



21 Badenhams Grove, Lawrence Weston, BS11 0LW
£295,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

21 Badenham Grove, Lawrence Weston, BS11 0LW

Located on Badenham Grove, Lawrence Weston, this delightful semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

The heart of the home is undoubtedly the beautifully fitted kitchen, which boasts modern appliances and plenty of storage, ensuring that cooking is a pleasure. Adjacent to the kitchen, the utility room adds practicality, making laundry and household chores more manageable.

The property features a four-piece bathroom, designed to provide a serene space for unwinding after a long day. Each bedroom is bright and airy, offering a peaceful retreat for rest and relaxation.

One of the standout features of this home is the lovely sunny rear garden, which backs onto a picturesque field. This tranquil outdoor space is perfect for enjoying sunny afternoons, gardening, or simply soaking in the natural beauty that surrounds you. Additionally, the property includes parking for one vehicle, providing convenience for residents.

In summary, this semi-detached house in Badenham Grove is a wonderful opportunity for those looking for a comfortable and stylish home in a pleasant neighbourhood. With its spacious interiors, beautiful garden, and convenient location, it is sure to appeal to a wide range of buyers. The property has just had a new roof and Combi-Boiler fitted

Conveniently located, this property is just a short distance from local schools and shops, making daily errands and family needs easily accessible.

The construction of this property is laing easi form, so lending criteria should be checked.

For viewing please Call, Click or Come in and visit our experienced sales team-0117 2130333 / shire@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: B

- 3 Bedroom Semi-Detached House
- 4 piece modern Bathroom
- New Roof and Combi-Boiler
- Lovely Sunny Rear gardens
- Newly Fitted Kitchen
- Close to all Schools and Shops

Entrance Hall

Entrance via door into hallway, stairs rising to first floor

Living Room

12'6" x 12'6"
Window to front aspect, feature fireplace, opening into kitchen via bi-fold doors

Kitchen/Breakfast Room

10'2" x 19'5"
uPVC double glazed window and patio doors to rearm aspect, door leading intom utility room. Fitted with a range of high gloss units and work tops over. Fitted with a variety of integrated appliances to include, dish washer, fridge and freezer and micro-wave. One and a hlaf bowl sink with mixer tap over, 5 burner gas hob with extractor hood over, electric oven.

Utility Room

18'4" x 5'10"
2 uPVC doors to front and rear aspect, plumbing form washing machine.

First Floor Landing
Window to side aspect

Bathroom

Two windows to side aspect, corner shower cubicle, panel bath with centre waterfall tap, pedestal sink, low level wc,

Bedroom 1

11'5" x 11'2"
Window to rear aspect, 2 cupboards, radiator

Bedroom 2

10'1" x 11'2"
Window to front aspect, cupboard, radiator

Bedroom 3

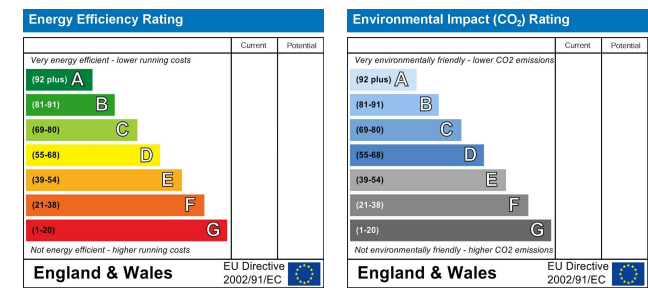
8'4" x 8'2"
Window to front aspect, rdaiator, Combi-Boiler

Gardens

There are gardens to the front and rear. The rear is lovely and sunny and backs onto fields. There is a storage shed and a wc. There is a large patio area at the bottom with a raised pond, an astro turf area with boundary fences.

Parking

There is parking to the front



Bristol

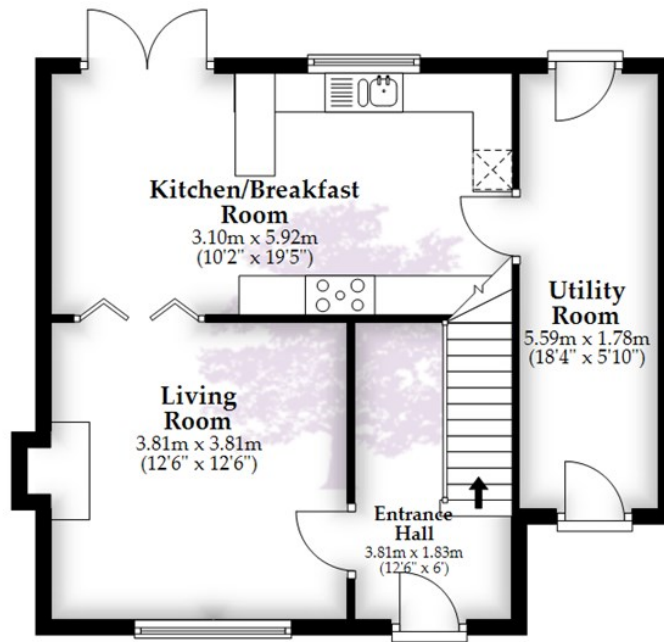
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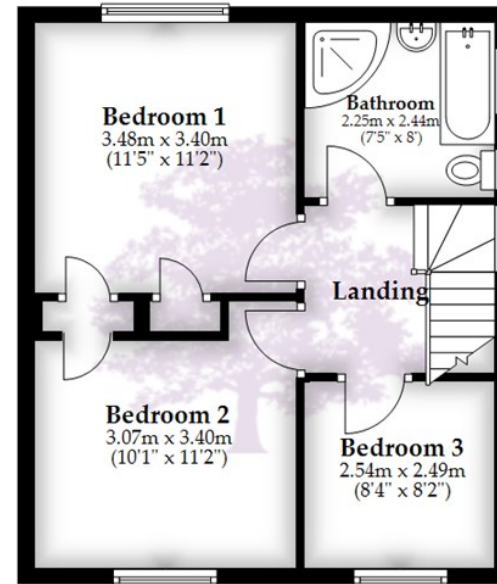
Ground Floor

Approx. 51.3 sq. metres (552.0 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.2 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.



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