



4 Awdelett Close, Lawrence Weston, BS11 0RQ
£220,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

4 Awdelett Close, Lawrence Weston, BS11 0RQ

CASH BUYERS ONLY....A spacious and versatile three-bedroom semi-detached home, set on a quiet cul-de-sac not far from the historic grounds of Blaise Castle. With off-street parking, a private rear garden, and a flexible side extension. CASH PURCHASE ONLY – Due to Construction Type

- Three well-proportioned bedrooms – including two spacious doubles and a comfortable single, perfect for families or those needing a home office
- Semi-detached home with side extension – offering flexible living space ideal for working from home, hobbies, a gym or additional storage
- Recently installed combi boiler – adding to the home’s efficiency and reliability
- Private rear garden – low-maintenance with raised decking, steps, and a useful garden shed
- CASH PURCHASE ONLY – Due to Construction Type
- Convenient ground floor WC
- Off-street parking – private driveway space directly in front of the property
- Secluded front seating area – surrounded by mature plants and shrubs for a quiet, leafy retreat

Property Summary

3 Bedroom Semi-Detached House for Sale – Awdelett Close, Lawrence Weston, Bristol

Guide Price: £220,000 – CASH BUYERS ONLY

Set on a quiet cul-de-sac just a short distance from the beautiful open spaces of Blaise Castle, this three-bedroom semi-detached property offers fantastic potential and a flexible layout for a wide

range of uses.

To the front, the home features off-street parking and a peaceful seating area, surrounded by tall shrubs and greenery for extra privacy. Entry is available through the main front door or via a separate door into the side extension, which provides a highly versatile space—ideal as a home office, gym, hobby room, or additional storage.

Inside, the property offers a light-filled kitchen/diner with space for a cooker, washing machine, and large fridge/freezer. The recently installed combi boiler is also housed here. A separate lounge faces the front of the home, creating a cosy living area.

A downstairs WC and rear lobby area add practical convenience, and the entire property benefits from double glazing throughout, helping improve comfort and energy efficiency.

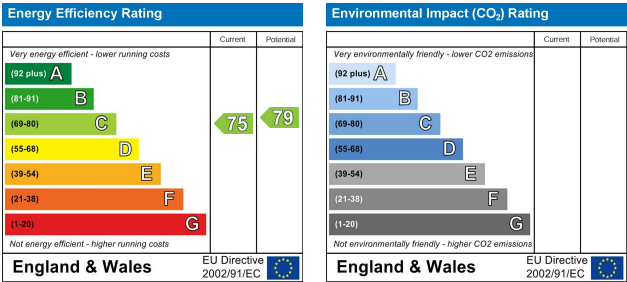
The rear garden is designed for low maintenance, featuring a raised decking area perfect for outdoor dining, steps down to the lawn, and a garden shed. The garden feels private and enclosed, offering a peaceful escape.

Upstairs, you’ll find three bedrooms—two spacious doubles and one single—along with a family bathroom fitted with a panel bath and shower over.

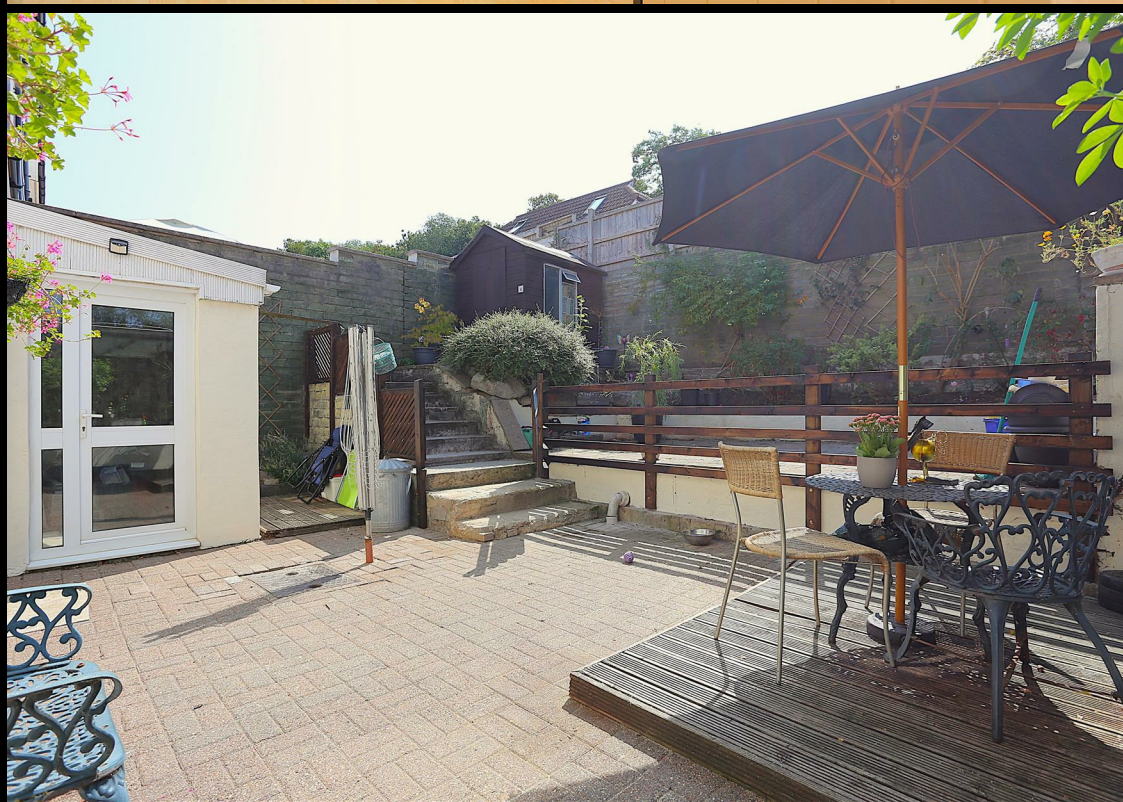
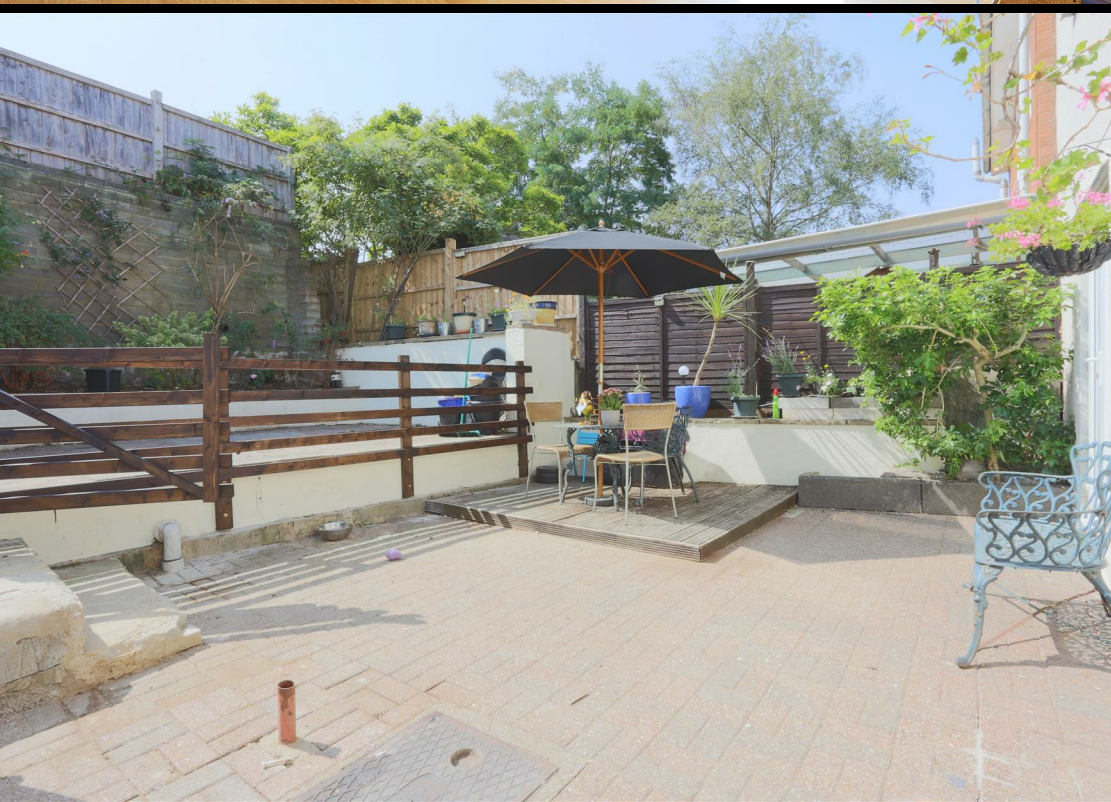
To top it off, the home is fitted with solar panels, offering long-term energy savings and a more sustainable way of living.

Important Information:

Please note this property is available to cash buyers only, due to its non-standard construction. Viewings are welcome for those in a position to proceed.

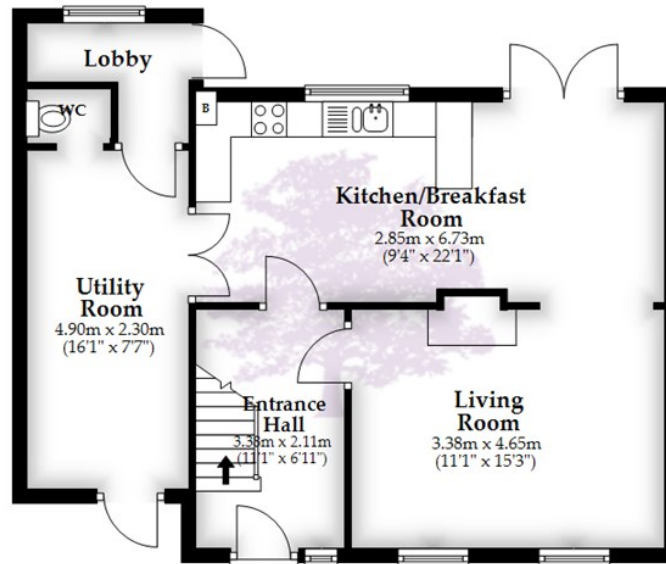


Bristol
9 High Street, Shirehampton
Bristol BS11 0DT
01172 130333
www.goodmanlilley.co.uk



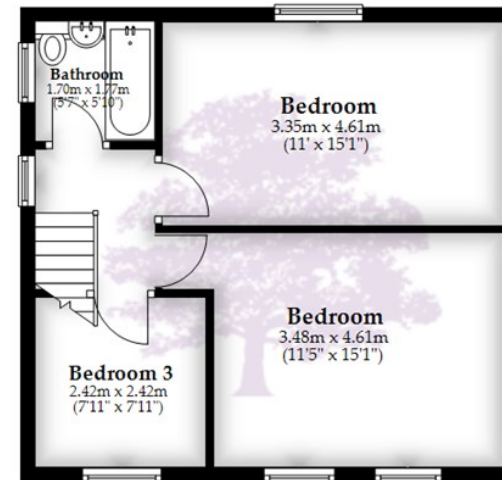
Ground Floor

Approx. 59.0 sq. metres (635.0 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



Total area: approx. 101.0 sq. metres (1086.6 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.



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.