



106 BARROWMEAD DRIVE,
LAWRENCE WESTON, BS11 0JN

GOODMAN
& LILLEY



THE HOUSE IS A GOOD SIZE, PROVIDING A COMFORTABLE LIVING ENVIRONMENT THAT CAN BE TAILORED TO YOUR OWN PERSONAL TASTE. WHILE IT DOES REQUIRE SOME DECORATING, THIS PRESENTS A WONDERFUL CHANCE FOR YOU TO PUT YOUR OWN STAMP ON THE PROPERTY AND CREATE A SPACE THAT TRULY REFLECTS YOUR STYLE.

Location

The location of this property is close to 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 or by car to the M5/M4 motorway.

Entrance Hall

Entrance via wooden door leading into hallway, stairs rising to first floor.

Living Room

Window to front aspect, fireplace, double doors leading into dining room

Dining Room

Window to rear aspect

Kitchen

Window to rear aspect, door to side, fitted with a range of wall and base units with roll top work surfaces. Gas cooker point, stainless steel sink with mixer tap over. Pantry.

First Floor Landing

Window to side aspect, doors leading to all rooms.

Bedroom 1

Window to front aspect, cupboard, radiator

Bedroom 2

Window to rear aspect, cupboard, radiator

WC

Window to rear aspect, low level wc

Shower Room

Window to side aspect, shower enclosure, pedestal sink, cupboard

Bedroom 3

Window to front aspect, storage cupboard, radiator

Gardens

There are gardens to the front and rear. The rear has mature shrubs and is laid to lawn with side access with the usual "2 sheds and a wc " with access to the front. The front garden is enclosed by a boundary hedge and has steps leading down.

Parking

There is parking to the front for 1 vehicle.

- No Onward Chain
- Close to Great Schools
- Gardens

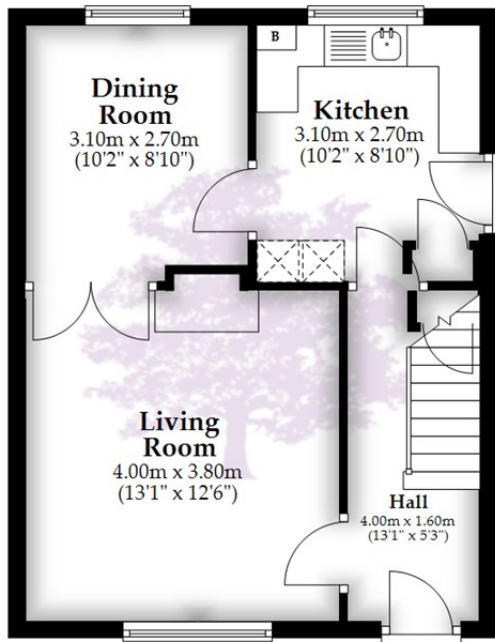
- Three Bedroom Semi-Detached House
- Close to all Local Amenities
- Parking



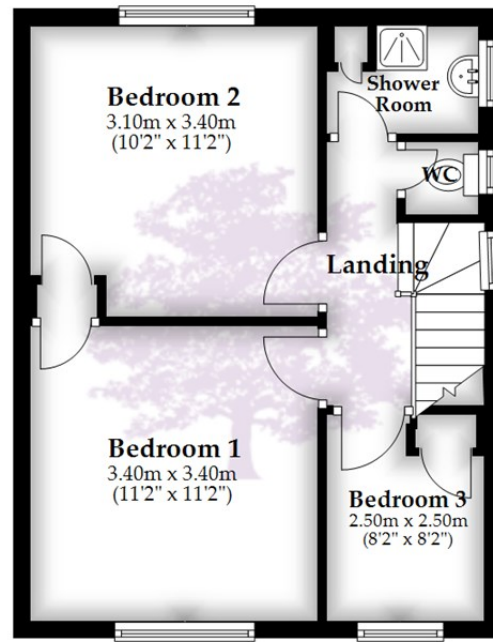
£250,000



Ground Floor



First Floor



Total area: approx. 77.7 sq. metres (836.3 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.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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 & 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.