



18 Campbell Farm Drive, Lawrence weston, BS11 0LD

£245,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



18 Campbell Farm Drive, Lawrence weston, BS11 0LD

This lovely 2 bedroom property comes to the market with No Onward Chain.

The ideal first time purchase or investment sits on the hidden away cul-de-sac of Campbells Farm Drive. With short walks to the popular community farm and beautiful woodland walks that Blaise Estate and King Weston House has to offer.

To the ground floor there is a fitted kitchen/breakfast room. Along the entrance hall and past the ample under-stairs storage is the pleasing lounge space which catches the morning sun and opens up onto the low maintenance, private rear garden with the added perk of a side entrance and parking to the front.

Upstairs there are two bedrooms, the considerable master bedroom to the rear and the second bedroom to the front of the property. Off of the landing space which also provides the entrance to the loft is the bright and well kept family bathroom.

The cul de sac was constructed on the former farmland of Campbells Farm. The Farm was owned originally by the Miles family of Kingsweston and was known as Kingsweston Farm until the 1930's when it was listed as Campbells Farm. The original farm still stands today but is now various residential units.

The community also hosts a range of events throughout the year, including the annual Lawrence Weston Festival, which features live music, food stalls, and a range of family-friendly activities. The M5 and M4 motorways are both within easy reach, as well as the A4 Portway Park and Ride Bus service and a train service offered at Shirehampton Station.

For those looking to travel further afield, Bristol

International Airport is a mere 12 miles away and offers regular domestic and international flights.

Viewing is highly recommended to fully appreciate the location and lovely home on offer here. Call, Click or Come in and visit our experienced sales team- /01172130333

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: B

Services: Mains Water, Drainage and Electric.

- No Onward Chain
- Popular Cul-de-Sac
- Parking to the Front
- 2 Bedroom Semi Detached
- Close to Local Walks & LW Community Farm
- Private Garden with Side Access
- Great Starter Home
- Electric Heating

Entrance Hall

Entrance via uPVC door into hallway

Kitchen/Breakfast Room

10'2" x 9'7"  
Window to front aspect, fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over, plumbing form washing machine, electric cooker

Living Room

11'3" x 13'5"  
Patio doors to rear aspect, open plan, stairs rising to first floor

first Floor Landing  
access to loft space

Bedroom 1

11'3" x 13'5"  
Two windows to rear aspect, fitted wardrobes, over stairs cupboard

Bathroom

5'8" x 5'4"  
uPVC double glazed window to rear aspect, panelm bath with shower over, pedestal sink, low level wc.

Bedroom 2

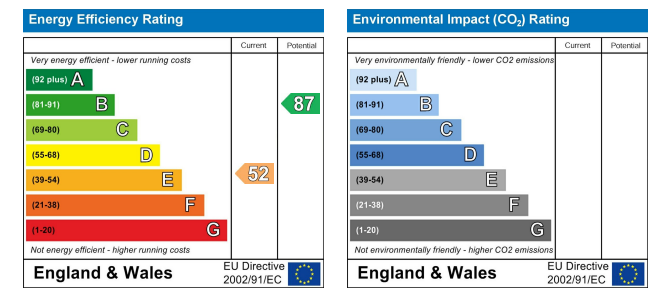
10'2" x 6'7"  
Window to front aspect

Gardens

The rear gardens are enclosed by fence panelling, there is a raised decking area and the rest is laid to lawn, there is alsom side access.

Parking

There is parking tom the front.



Bristol  
9 High Street, Shirehampton  
Bristol BS11 0DT  
01172 130333

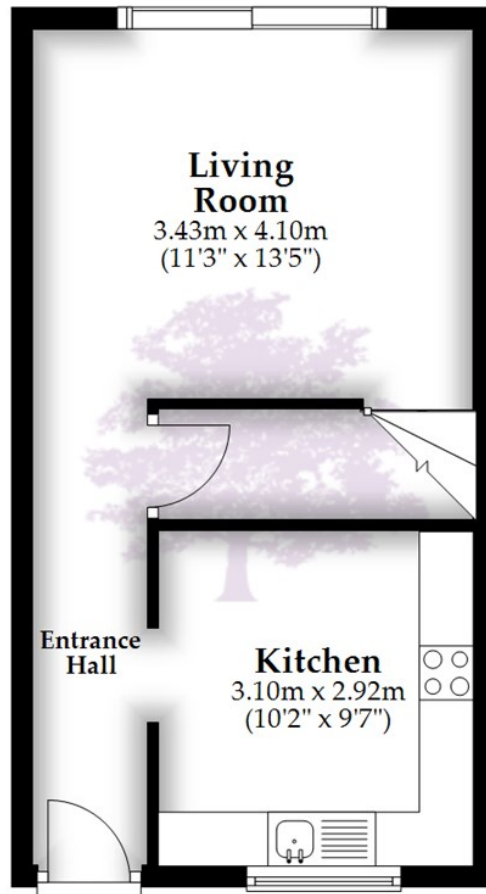
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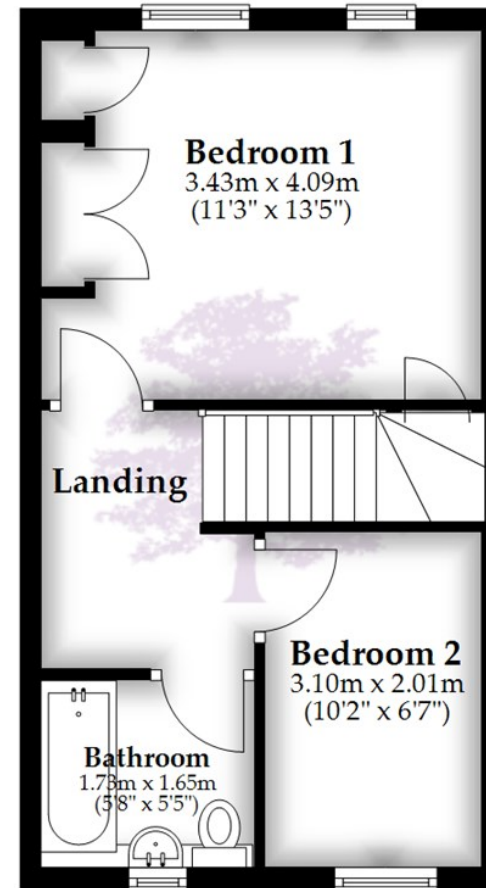




## Ground Floor



## First Floor



**Total area: approx. 62.9 sq. metres (676.9 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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