



200 MANCROFT AVENUE,
BRISTOL, BS11 0JB

**GOODMAN
& LILLEY**



PRIVATE ENTRANCE, OUTDOOR SPACE & NO CHAIN – YOUR FIRST STEP STARTS HERE!

Property Description

A fantastic opportunity to purchase this well-proportioned 1-bedroom first floor flat with its own private entrance and outdoor space, situated in a popular residential area of Lawrence Weston. The property is offered to the market with no onward chain and is available for immediate occupation.

The flat benefits from a welcoming private entrance with a handy storage cupboard, leading up to spacious accommodation including a generous lounge, light-filled kitchen/diner, good-sized bathroom, and a comfortable double bedroom. While the property would benefit from some updating, it offers huge potential for personalisation — ideal for first-time buyers, investors, or anyone looking to put their own stamp on a home.

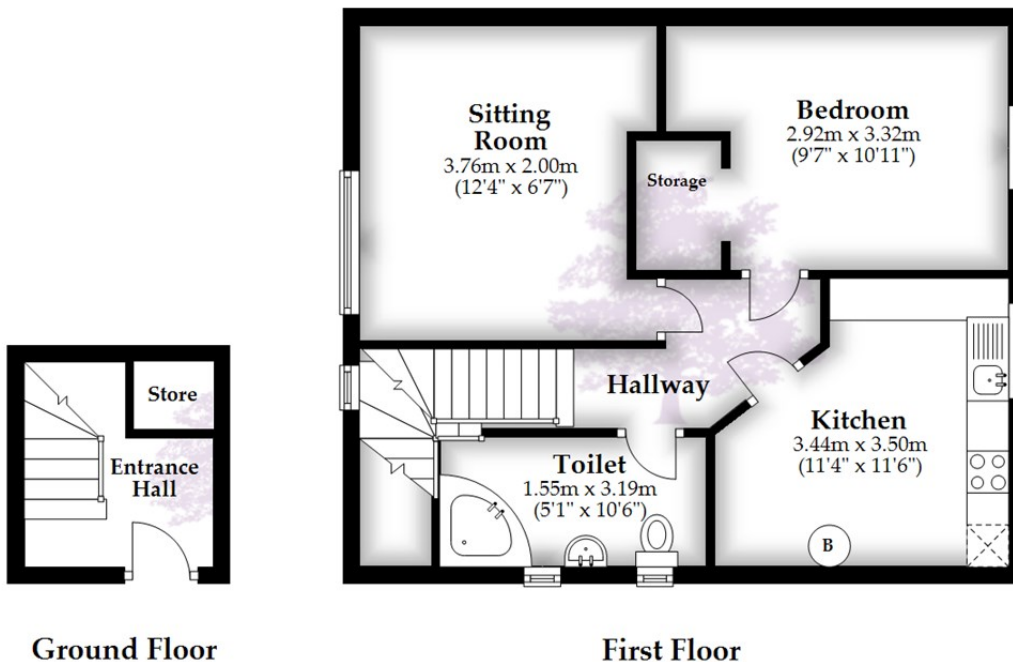
Perfectly positioned close to Kings Weston Estate, offering beautiful woodland walks and green open spaces, and within easy reach of local shops, cafes, takeaways, and community amenities. Excellent transport links connect you to Cribbs Causeway, Bristol city centre, and the M5 motorway, making this a well-connected and convenient location.

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- 1-Bedroom First Floor Flat with spacious layout
 - Comfortable double bedroom
 - No onward chain – move in immediately
 - Excellent transport links to Cribbs Causeway and Bristol city centre
 - Close to Our Lady of the Rosary Catholic Church
 - Private Entrance with useful storage cupboard
 - Good-sized bathroom, with potential for updating
 - Close to Kings Weston Estate for woodland walks and open green space
 - Easy access to the M5 motorway
 - Own Outdoor Space – ideal for relaxing or gardening



£165,000





Total area: approx. 55.9 sq. metres (602.2 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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