



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

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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.

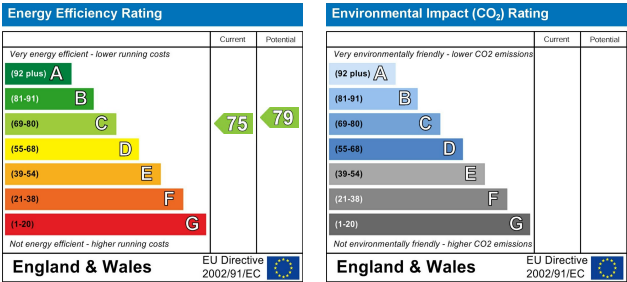
The rear garden is designed for low maintenance, featuring a raised decking area perfect for outdoor dining, steps down to the lawn, and a garden shed. The garden feels private and enclosed, offering a peaceful escape.

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.

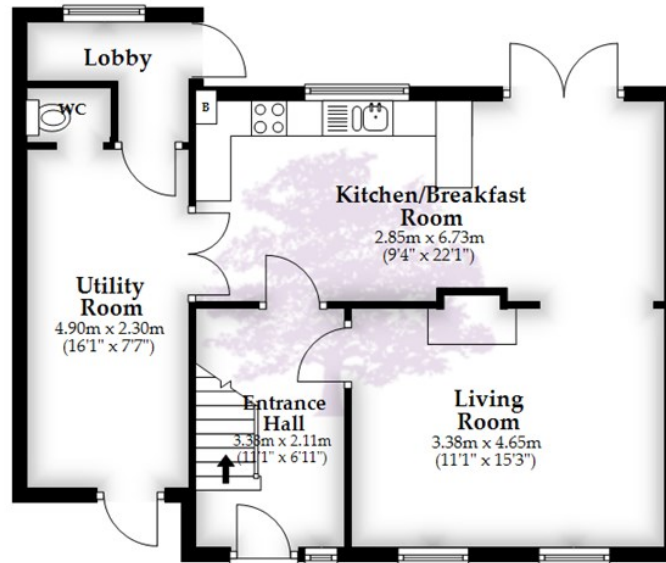


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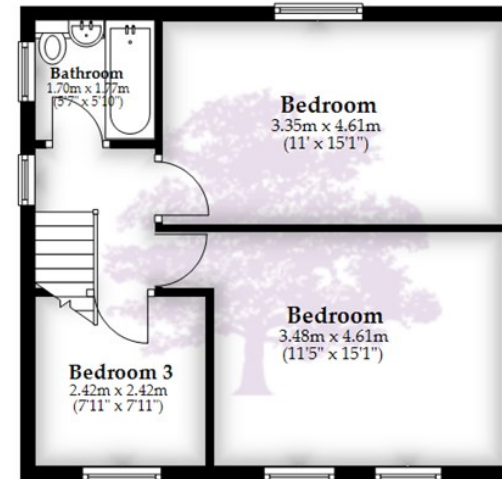
Ground Floor

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.



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