



106 Barrowmead Drive, Lawrence Weston, BS11 0JN

£250,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



106 Barrowmead Drive, Lawrence Weston, BS11 0JN

Located in the desirable area of Lawrence Weston, this semi-detached house on Barrowmead Drive offers an ideal family home. Although the house requires updating, it would make a great first home for those people looking to buy a house that they can make their own.

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.

Convenience is key, as the home is situated close to local shops and schools, making it an ideal choice for families or those looking to settle in a community-oriented neighbourhood. Additionally, the property benefits from off-street parking, ensuring that you have a secure place for your vehicle.

With no onward chain, this semi-detached house is ready for you to move in and start your journey. Whether you are a first-time buyer or looking to invest, this property offers a fantastic opportunity to create a lovely home in a sought-after location. Don't miss out on the chance to make this house your own.

The location of this property is near Blaise Castle and Kingsweston Estate. It is also ideally placed for the local Lidl store and the shops at Ridingleaze and the popular "Our Lady of The Rosary" and "St Bedes" Roman Catholic schools. Travel links are a benefit as there are good bus links to Cribbs Causeway and Bristol City Centre and there is easy access by car to the M5/M4 motorway. The Train Station and Park and Ride are 10 minutes away in the village of Shirehampton.

The property is laing-easi form construction, so lending criteria must be checked with your mortgage company.

Call us today on 0117 2130333 and talk with one of our property professionals to arrange an internal inspection.

Tenure: Freehold

Local Authority: Bristol City Council

Council Tax Band... B

Services: Electric, Water, Gas, Mains Drains.

- No Onward Chain
- Three Bedroom Semi-Detached House
- Close to Great Schools
- Close to all Local Amenities
- Gardens
- Parking

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

13'1" x 12'6"

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

Dining Room

10'2" x 8'10"

Window to rear aspect

Kitchen

10'2" x 8'10"

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

11'2" x 11'2"

Window to front aspect, cupboard, radiator

Bedroom 2

10'2" x 11'2"

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

8'2" x 8'2"

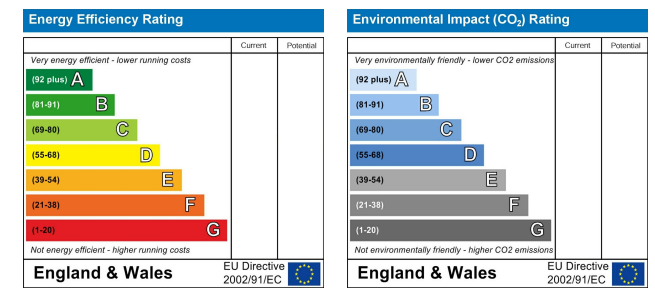
Window to front aspect, storage cupboard, radiator

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.



Bristol

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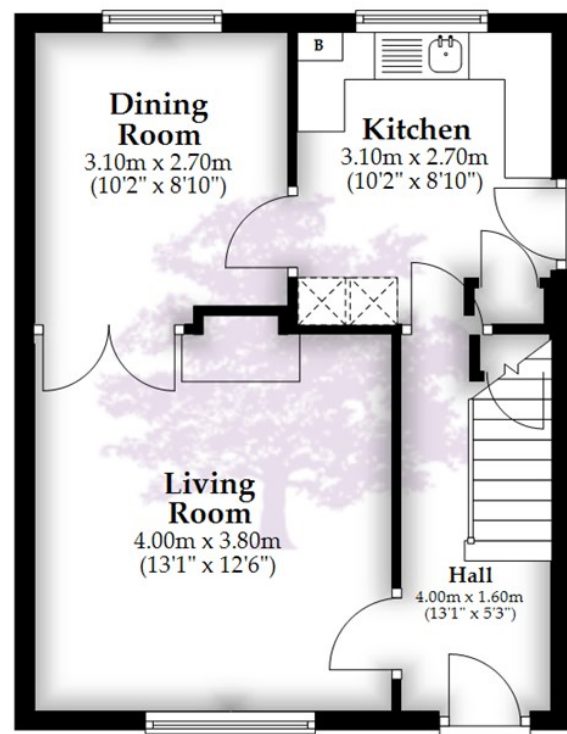
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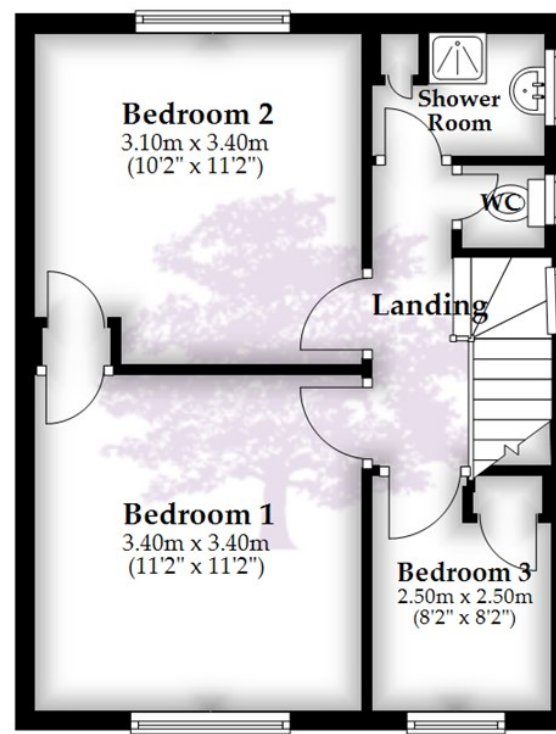




## Ground Floor



## 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.



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