



5 ROSE CLOSE,
LAWRENCE WESTON, BS11 0GG

GOODMAN
& LILLEY



Location

The property is a stones throw away from the popular St Bedes roman catholic school, the newly built Lidl and all the local shops and transport links. Blaise Castle and Kingsweston estate are both within walking distance. There are bus stops all within walking distance.

Viewing is highly recommended to fully appreciate the well maintained accommodation on offer here. Call, Click or Come in and visit our experienced sales team-0117 2130333 / shire@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: B

Services: Mains Water, Drainage and Electric.

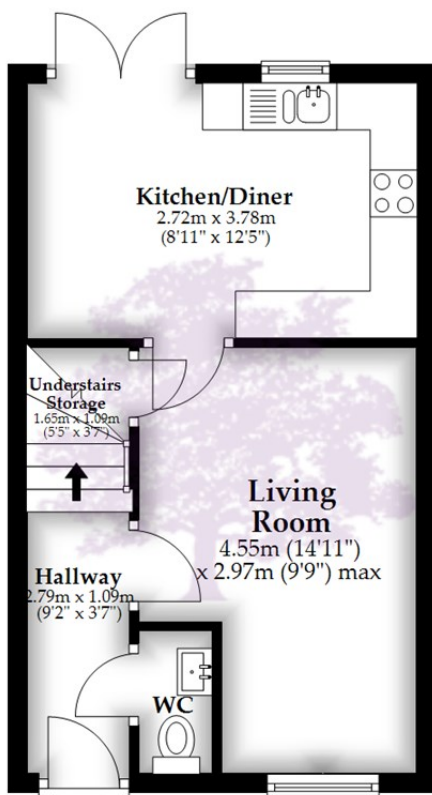
-
- Immaculately presented two-bedroom home, constructed in 2022
 - Stylish open-plan kitchen, dining area ideal for modern living with integrated appliances.
 - French doors opening onto the rear garden, enhancing natural light
 - Sleek, fully tiled modern bathroom with shower over bath
 - Remainder of a 10-year NHBC warranty
 - Ground-floor WC for added convenience
 - Two spacious double bedrooms with Fitted wardrobes
 - Close to all Local Shops and Schools



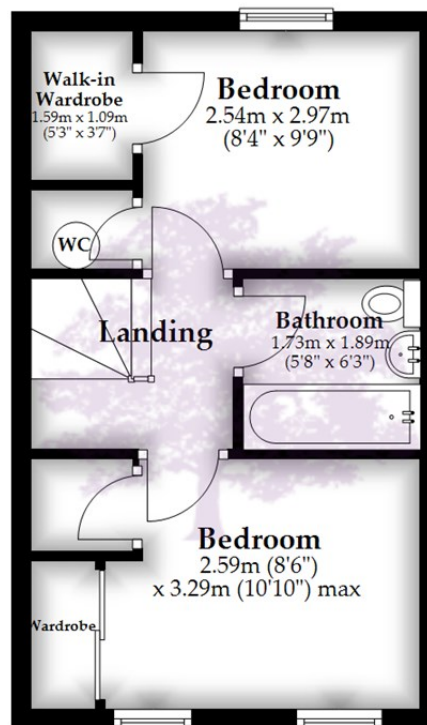
£285,000



Ground Floor



First Floor



Total area: approx. 59.6 sq. metres (641.2 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.

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.