GOODMAN & LILLEY



14 ALDERDOWN CLOSE

LAWRENCE WESTON
BS11 0NZ

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LOCATION
Alderdown Close enjoys a convenient position within the established residential community of Lawrence Weston, offering an excellent balance of green open spaces, local amenities and superb transport connections.
The area is well served by a choice of respected schools, including Oasis Academy Long Cross, Oasis Academy Bank Leaze, Our Lady of the Rosary Catholic Primary School. Outdoor enthusiasts are spoilt for choice with the beautiful Kings Weston Estate, Penpole Wood, Lawrence Weston Moor Nature Reserve, and the historic Blaise Castle Estate all close by, offering acres of woodland walks, cycling routes, children's play areas and open green spaces. The popular Lawrence Weston Community Farm provides a fantastic local attraction for families throughout the year.

TRANSPORT LINKS
Lawrence Weston offers exceptional connectivity, striking a perfect balance between commuter convenience and village-style living. Ideally positioned just moments from Junction 18 of the M5 Motorway, it provides rapid access to the South West and M4 interchange.
Residents also enjoy frequent bus services directly into Bristol City Centre and Cribbs Causeway and Portway Park and Ride, facilitating seamless travel to Bristol and beyond. Public transport options are plentiful, with trains providing quick connections into the city via Shirehampton or AvonmouthTrain Station.

PROPERTY
This 1 bedroom ground floor flat is situated in a quiet cul-de-sac location and is tucked away in a quiet corner of Lawrence Weston.
The apartment has its own private entrance, you enter immediately into the lounge/kitchen/diner the kitchen has ample storage and space for washing machine, fridge/freezer and oven. There are windows in both the kitchen and lounge which allow in plenty of natural light.
The bedroom is a good size double with plenty of space to allow for bedroom furniture.
The bathroom has a white suite and there is a shower over the bath.
There is also parking with the property.

PORCH
Entrance via uPVC door into porch, opening into lounge

LIVING ROOM
12'3" x 8'3"
Window to front aspect,

KITCHEN
8'6" x 5'6"
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, electric cooker, Combi-Boiler, plumbing for washing machine

DINING AREA
6'4" x 8'4"
Nice size dining area loking over kitchen, door leading to bedroom and bathroom

LANDING AREA
Door leading to a good size storage cupboard.

BATHROOM
5'4" x 5'11"
Window to side aspect, panel bath with shower over, pedestal sink, low level wc

BEDROOM
8'6" x 10'6"
Window to rear aspect

PARKING
There is parking to the front of the property and there is also allocated parking to the side.







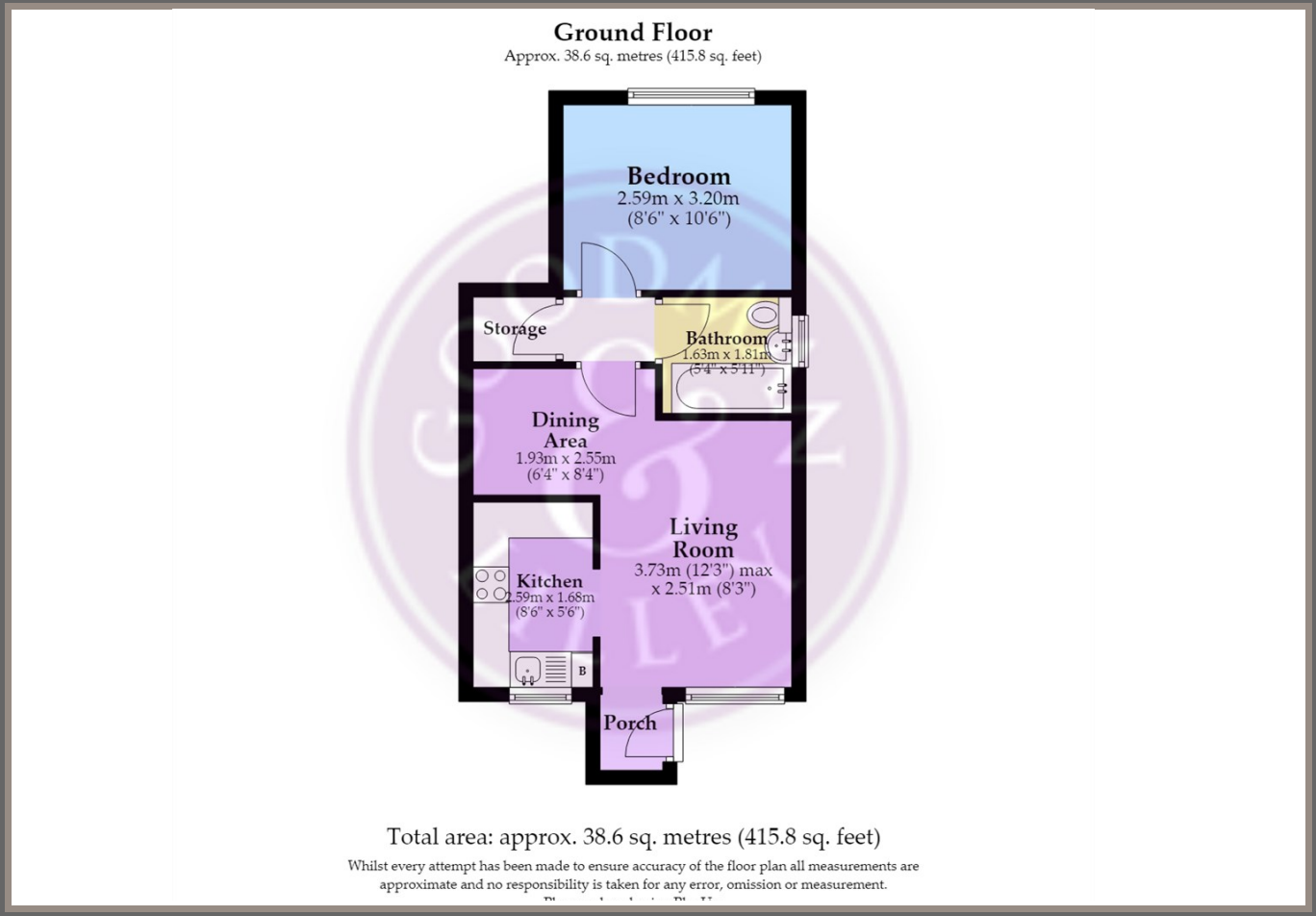








GOODMAN & LILLEY



1 BEDROOMS
TENURE - LEASEHOLD

1 RECEPTION ROOMS
IN ALL SQ FT

1 BATHROOMS
COUNCIL TAX BAND - A

- One-bedroom ground floor flat
- Spacious living/dining room
- Well-proportioned double bedroom
- Convenient location close to local amenities
- No onward chain
- Allocated parking space
- Ideal first-time buy or investment opportunity
- Excellent transport links

Goodman & Lilley

GOODMAN & LILLEY BRANCH NETWORK

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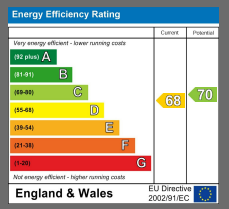
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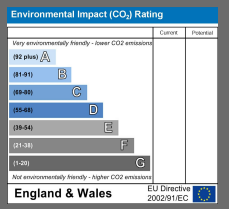
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Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm