533 Long Cross, Lawrence Weston, BS11 0TR

£230,000

GOODMAN & LILLEY

THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

533 Long Cross, Lawrence Weston, BS11 0TR

A beautifully presented first-floor 2 bedoomed flat, ideal for first-time buyers and buy-to-let investors alike. This attractive home features a stylish fitted kitchen and a modern bathroom, all finished to a high standard throughout.

To the rear, the garden offers a peaceful retreat backing onto woodland, where you can regularly enjoy visiting wildlife including deer and squirrels — a rare and charming feature.
Perfectly positioned just a stone's throw from the ever-popular Blaise Castle Estate, this property enjoys an enviable setting that will appeal to a wide range of buyers.

The area offers a strong sense of community alongside everyday convenience, with a selection of local shops, highly regarded schools, and excellent public transport links all close by. Beautiful green spaces, including Blaise Estate itself, provide the perfect balance of outdoor leisure and city accessibility and all within walking distance.

A fantastic opportunity to secure a move-in ready home in a highly sought-after and well-connected location.

We anticipate a strong amount of interest due to the fact that homes of this nature and quality are always in high demand, so book your viewing without delay. Either Call, Click or Come in and visit our experienced sales team- 0117 2130333/shire@goodmanlilley.co.uk

Tenure: Leasehold -Service Charges of approx £45pcm which includes Buildings Insurance.

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: A

Services: Mains Gas, Water, Mains Drainage and Electric.

- Beautifully presented first-floor 2-bedroom flat, ideal for first-time buyers
- Contemporary Shower Room with quality fittings throughout
- Private rear garden offering a peaceful woodland outlook
- Highly desirable location close to the popular Blaise Castle Estate
- Stylish fitted kitchen finished to a high modern standard
- Move-in ready home with tasteful, high-standard décor
- Regular local wildlife sightings including deer and squirrels
- Excellent connectivity with nearby shops, good schools, and public transport links

Entrance Vestibule
Entrance via composite door into hallway, stairs rising to first floor.

First Floor Landing
uPVC double glazed window to side aspect, good size cupboard, oak hallway dresser,doors to all rooms.

Lounge
15'09 x 14'11
uPVC double glazed window to front aspect, radiator, open fireplace.

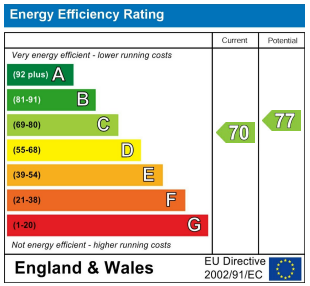
Kitchen/Breakfast Room
11'01 x 10'4
uPVC double glazed window to rear aspect. Fitted kitchen with a range of wall and base units with roll top work surfaces. Ceramic sink with mixer tap over. Induction hob with stainless steel hood over. Integrated electric oven, fridge freezer, micro-wave and washing machine, Combi-Boiler

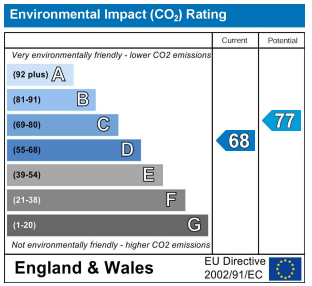
Bedroom One
12'06 x 11'04
uPVC double glazed window to front aspect. Radiator, built in cupboard,

Bedroom Two
10'09 x 10,05
uPVC double glazed window to rear aspect, radiator

Bathroom
7'08 x 5'08
Two uPVC double glazed windows to rear aspect. Double shower enclosure, vanity sink with waterfall mixer tap over, low level wc, heated chrome towel rail.

Garden
There is a garden at the rear which has a private gate with a pathway which leads to the riding school opposite blaise estate. The garden is enclosed by a boundary fence with a good size decking area, a lawned area and two storage sheds.





Bristol
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CHANEL
MILLIONAIRE

VonShef

First Floor

Approx. 79.1 sq. metres (851.1 sq. feet)

Total area: approx. 79.1 sq. metres (851.1 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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