



149 LONG CROSS,  
LAWRENCE WESTON, BS11 0LY

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**GOODMAN  
& LILLEY**



## A RARE OPPORTUNITY TO PURCHASE A SPACIOUS ONE-BEDROOM FIRST FLOOR FLAT OFFERING AN EXCEPTIONAL AMOUNT OF PRIVATE OUTDOOR SPACE AND BAGS OF POTENTIAL.

### Property Summary

A rare opportunity to purchase a spacious one-bedroom first floor flat offering a large amount of private outdoor space and bags of potential.

Located on Long Cross in Lawrence Weston, this property benefits from its own private entrance and is well-positioned for access to local amenities, green spaces, and transport links.

Inside, the flat is thoughtfully laid out with a bright kitchen/diner overlooking the rear garden, a good-sized lounge at the front ideal for relaxing or watching the world go by, and a double bedroom to the rear with two built-in wardrobes and peaceful garden views. A spacious bathroom features a shower over bath, hand wash basin and low-level WC. The property also includes a handy understairs storage cupboard and double glazing throughout.

What truly makes this home stand out is the generously sized rear garden, accessed via a path. With a large lawn, patio seating area, and a tranquil spot under a mature tree, it's the perfect place to unwind, entertain, or grow your own. To the front, there's also the potential to add off-street parking for multiple vehicles (subject to planning permission) — a rare advantage for flats in the area.

Located just a 6-minute walk from the local shops, 11 minutes from the scenic Kings Weston Estate, and close to the Green Way cycle path and Lawrence Weston Community Farm, this flat is ideally placed for both convenience and access to green, open spaces. Regular bus links connect you to Cribbs Causeway and Bristol City Centre, and Shirehampton Station is just a 12-minute

cycle away for quick routes into Clifton and Bristol Temple Meads.

An excellent opportunity for first-time buyers or those looking for their own space with real outdoor potential.

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- Onward chain agreed
  - Large rear garden with patio & mature tree
  - Spacious double bedroom with built-in wardrobes
  - Private entrance with internal storage
  - Access to Green Way cycle path & Shirehampton Station
  - Light-filled kitchen/diner with garden views
  - Potential for off-street parking (STPP) for multiple vehicles
  - Generous bathroom with shower-over-bath
  - Short walk to local shops & Kings Weston Estate
  - Excellent bus links to Cribbs Causeway & Bristol City Centre

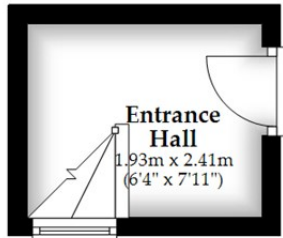
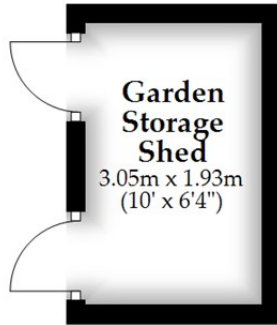


£180,000



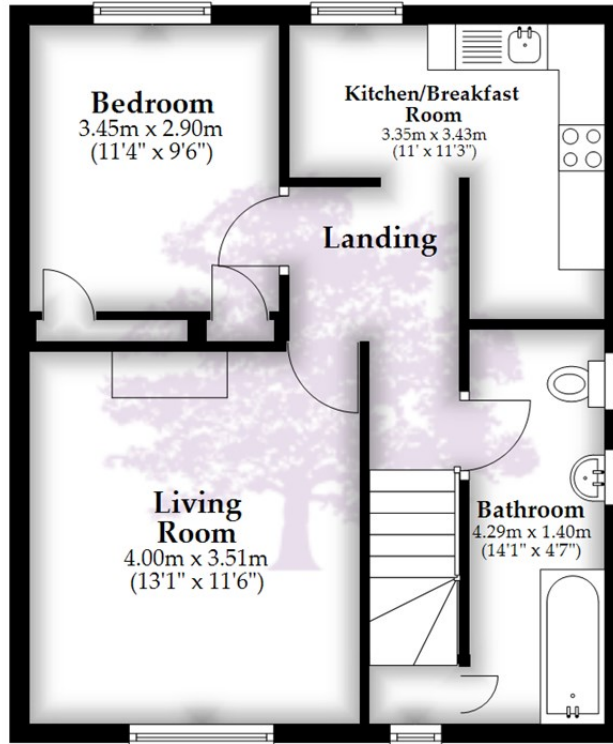
## Ground Floor

Approx. 10.5 sq. metres (113.4 sq. feet)



## First Floor

Approx. 47.3 sq. metres (508.8 sq. feet)



Total area: approx. 57.8 sq. metres (622.2 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](http://WWW.GOODMANLILLEY.CO.UK)

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