



102 Mancroft Avenue, Bristol, BS11 0HY
Guide Price £305,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

102 Mancroft Avenue, Bristol, BS11 0HY

With uninterrupted greenery to both the front and rear, this is a home that offers privacy, scenery and a real connection to nature.

- Unique position backing directly onto Kings Weston Estate woodland
- No properties directly opposite or to the rear
- Spacious rooms with high ceilings throughout
- Generous rear garden with patio, flowers, shrubs and outbuildings
- Excellent access to M5, Cribbs Causeway and Bristol City Centre
- Far-reaching views towards the Severn Estuary and beyond woodland
- Beautifully presented three-bedroom semi-detached home
- Kitchen/dining room with double doors onto the garden
- Peaceful setting ideal for nature lovers and walkers
- A rare combination of privacy, greenery and convenience

Property Description

Situated in a truly unique position on Mancroft Avenue, this beautifully presented three-bedroom semi-detached home enjoys an outlook rarely found in the area. Backing directly onto the woodland of the historic Kings Weston Estate, with no properties directly opposite, the home benefits from a wonderful sense of privacy along with far-reaching views across the parkland towards the Severn Estuary and beyond. For buyers looking for green space, open surroundings and access to nature right on the doorstep, this property offers something genuinely special.

Constructed using Laing Easi construction, the property benefits from high ceilings and well-proportioned rooms throughout, creating a bright and airy feel. The home has been well maintained and is presented in fantastic condition, making it ready for a new owner to move straight into.

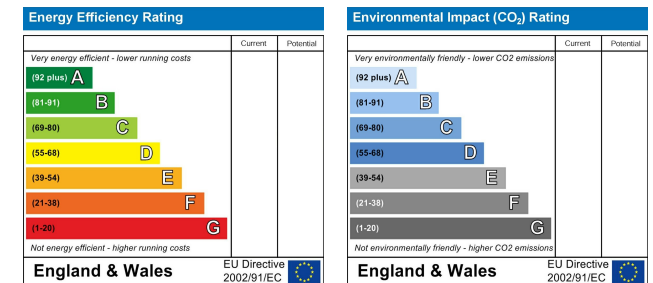
The accommodation briefly comprises a welcoming entrance hallway leading through to a spacious lounge overlooking the rear garden and woodland backdrop. Also accessed from the hallway is the kitchen and dining area, with the dining space featuring double doors opening directly onto the garden — ideal for family living and entertaining alike.

To the first floor are three good-sized bedrooms and a family bathroom fitted with a panel bath and shower over. The property has a lovely open feel throughout, helped by the fact there are no houses immediately to the front or rear.

Externally, the rear garden is a real feature of the home. Generous in size and thoughtfully landscaped by the current owner, it offers a lovely patio seating area along with a variety of flowers, shrubs and planting that create a peaceful outdoor retreat. There are also useful outbuildings providing additional storage space. To the front, the property benefits from off-street parking, a front garden and attractive flower beds.

The location offers excellent access to nearby amenities and transport links. Kings Weston Estate woodland is just a short walk away, providing beautiful walking routes and open green space. The M5 motorway is easily accessible, while Bristol City Centre can be reached via regular bus services, the Portway, or rail links from nearby Shirehampton Station. Cribbs Causeway is also within easy reach for shopping, dining and leisure facilities.

Properties with views and surroundings like this are rarely available, and this home stands out for its unique setting, generous gardens and open outlooks.



Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

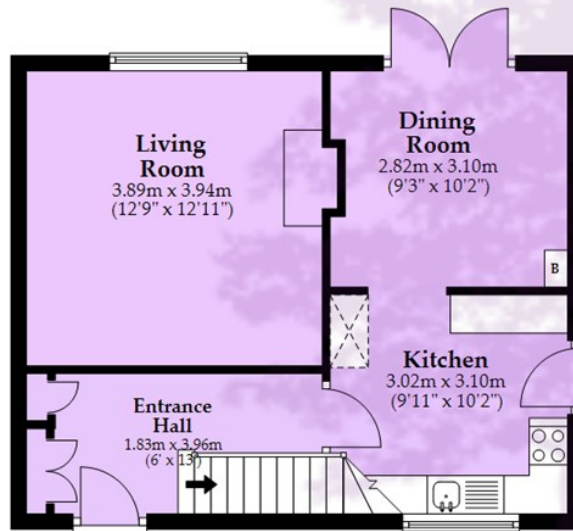
01172 130333

www.goodmanlilley.co.uk



Ground Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 84.6 sq. metres (910.5 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.



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 and 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.