



344 LONG CROSS,
LAWRENCE WESTON, BS11 0NW

**GOODMAN
& LILLEY**



Entrance Hall

Wood laminate flooring, under stairs storage, electric night storage heater, meter cupboard, access to all rooms.

Lounge/Dining Room

Double glazed window overlooking front garden, fireplace with electric 'wood burner' style fire, electric night storage heater, wood laminate flooring, coving, cupboard housing hot water tank.

Kitchen/Breakfast Room

Double glazed window overlooking the rear garden, tiled floor, fitted wall and matching base units, laminated work tops over base units, integrated electric cooker and hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, door to pantry cupboard.

Bedroom One

A very well proportioned bedroom with double glazed window over looking front garden, wood laminate flooring, electric night storage heater, built in cupboard/wardrobe.

Bedroom Two

Another well proportioned bedroom with double glazed window over looking rear garden, wood laminate flooring, electric night storage heater, built in cupboard/wardrobe.

Bathroom

Two double glazed opaque windows overlooking rear garden, four piece suite including shower cubicle with electric shower over, low level WC, wash hand basin on pedestal, bidet. There is also a wall mounted electric blower heater, recessed ceiling spotlights and an extractor fan.

Front Garden

The front garden is bordered by the shared path, a hedge to one side and an fence to the front. It comprises of a lawn with borders stocked with a variety of shrubs.

Rear Garden

The rear garden offers a brick storage outbuilding and separate bin store, it is secured by fencing to side and rear and comprises of a lawned area with borders stocked with a variety of shrubs.



£170,000



Ground Floor

Approx. 80.2 sq. metres (863.7 sq. feet)



Total area: approx. 80.2 sq. metres (863.7 sq. feet)

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