

HUNTERS[®]

HERE TO GET *you* THERE



Lenover Gardens

Bristol, BS13 9NG

£300,000



Council Tax: C



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GROUND FLOOR

Entrance Porch

Access to porch from front garden. Double glazed sliding doors to the porch from front garden. Door leading into the entrance hall.

Hallway

Access to entrance hall from porch. Stairs from ground floor to first floor. Access to lounge, downstairs W/C and kitchen.

Downstairs WC

Access to W/C from entrance hall. Toilet. Window to side. Radiator.

Living Room

13'06" x 13'00" (4.11m x 3.96m)

Access to living room from entrance hall. Double glazed window to the front. Double doors leading to dining room.

Dining Room

10'03" x 10'01" (3.12m x 3.07m)

Entrance to dining room from living room through sliding doors. Open doorway to the kitchen. Double glazed doors leading to the back garden.

Kitchen

10'05" x 7'06" (3.18m x 2.29m)

Access to kitchen from entrance hall. Double glazed window the rear. Door leading to the garage. Inset sink. Space for oven and hob, fridge/freezer. Pantry cupboard. Open doorway to dining room.

FIRST FLOOR

Landing

Stairs from first floor to ground floor. Access to all bedrooms and bathroom. Storage cupboard. Loft access. Window to side.

Shower/Wet Room

Access to shower/wet room from the landing. W/C, wash hand basin, electric shower with cubicle. Double glazed window to the rear.

Bedroom Two

12'04" x 10'03" (3.76m x 3.12m)

Access to bedroom two from the landing. Double glazed window to the rear. Built in wardrobes.

Bedroom One

11'10" x 13'00" (3.61m x 3.96m)

Access to bedroom one from the landing. Double glazed window to the front. Built in storage/wardrobes.

Bedroom Three

8'10" x 8'10" (2.69m x 2.69m)

Access to bedroom three from the landing. Double glazed window to the front.

OUTSIDE

Garage

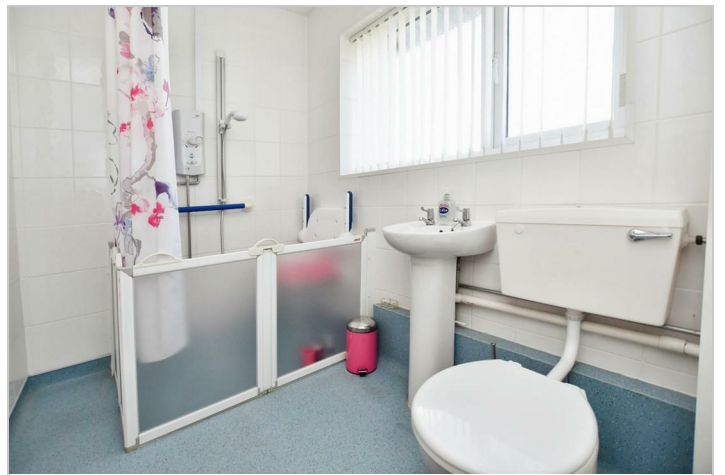
Up and over door, double tandem style garage with access into kitchen and rear garden. Electric.

Front Garden

Leading to the front door from the garden. Drive for several vehicles. Astro-turf area. Garage.

Rear Garden

Access to the back garden via double doors from the dining room and garage door. Laid to patio.



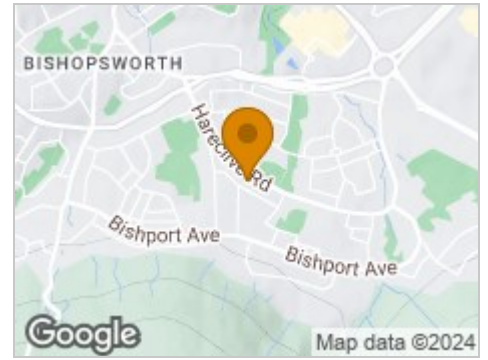
Road Map



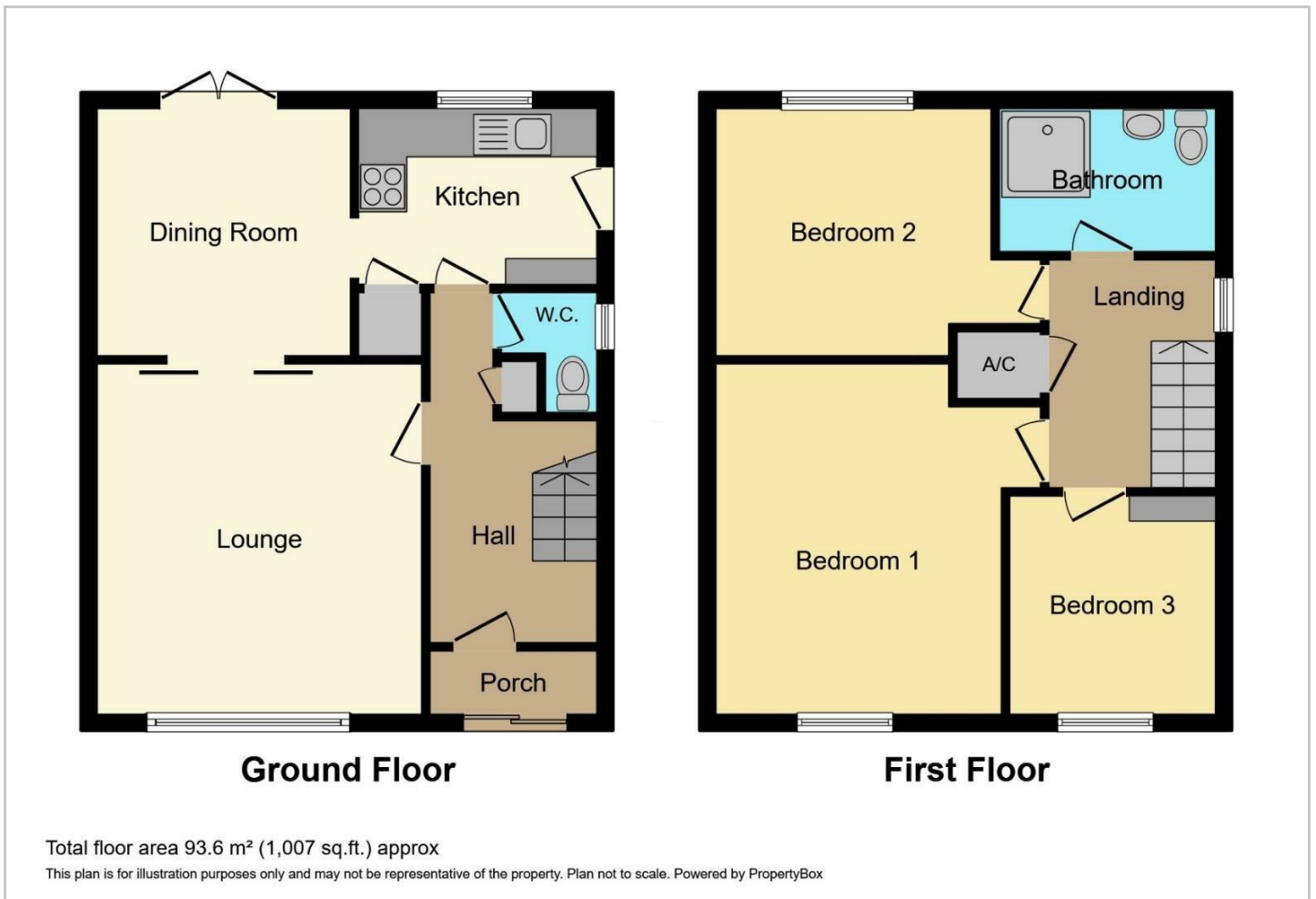
Hybrid Map



Terrain Map



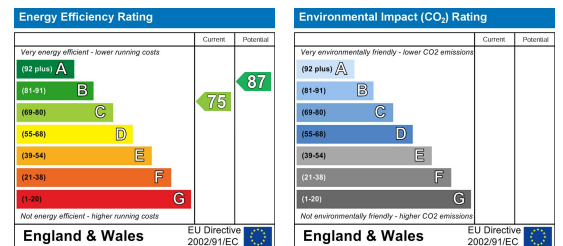
Floor Plan



Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.