



**Lockemor Road, Bristol**  
, BS13 0RB

**£350,000**



# Lockemor Road, Bristol

## DESCRIPTION

We are delighted to present this fantastic semi-detached property, situated in a sought after cul de sac location. This property is on the market for sale offered with no onward chain and would be an ideal home for first-time buyers or families.

The accommodation comprises of two light and airy reception rooms. The lounge, situated at the front of the property, opens through to a spacious dining room which in turn has access to a conservatory, making it perfect for social gatherings or family dinners.

The property offers a practical kitchen positioned at the rear. It comes equipped with a side door providing convenient access to the garden. The property also includes a convenient downstairs W/C.

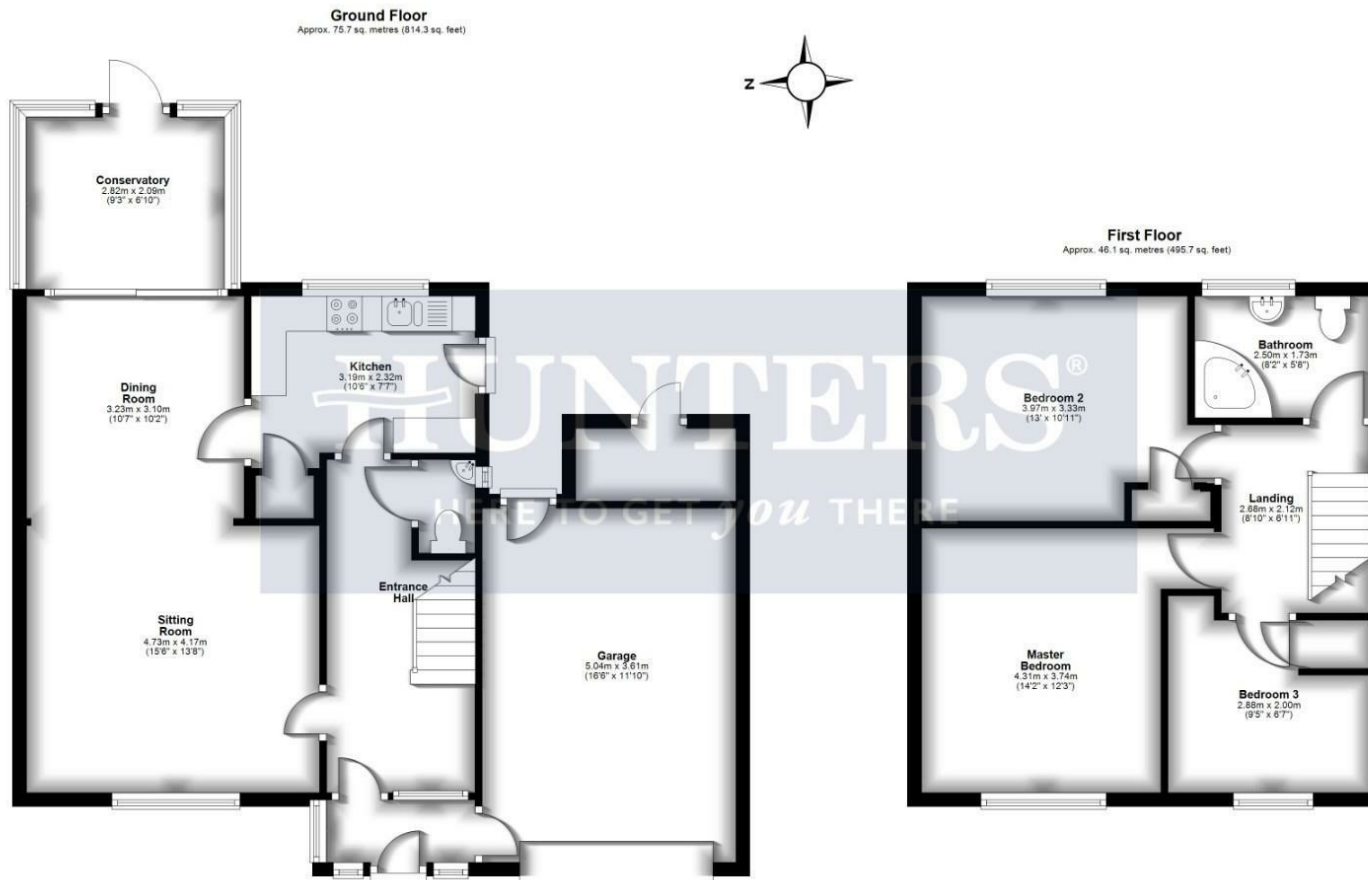
Upstairs, you will find three bedrooms, two of which are doubles and one single – perfect for a growing family. A family bathroom completes the layout of this home.

The property benefits from ample parking to the front and a private enclosed garden to the rear. It also has the added advantage of a garage for secure parking or additional storage.

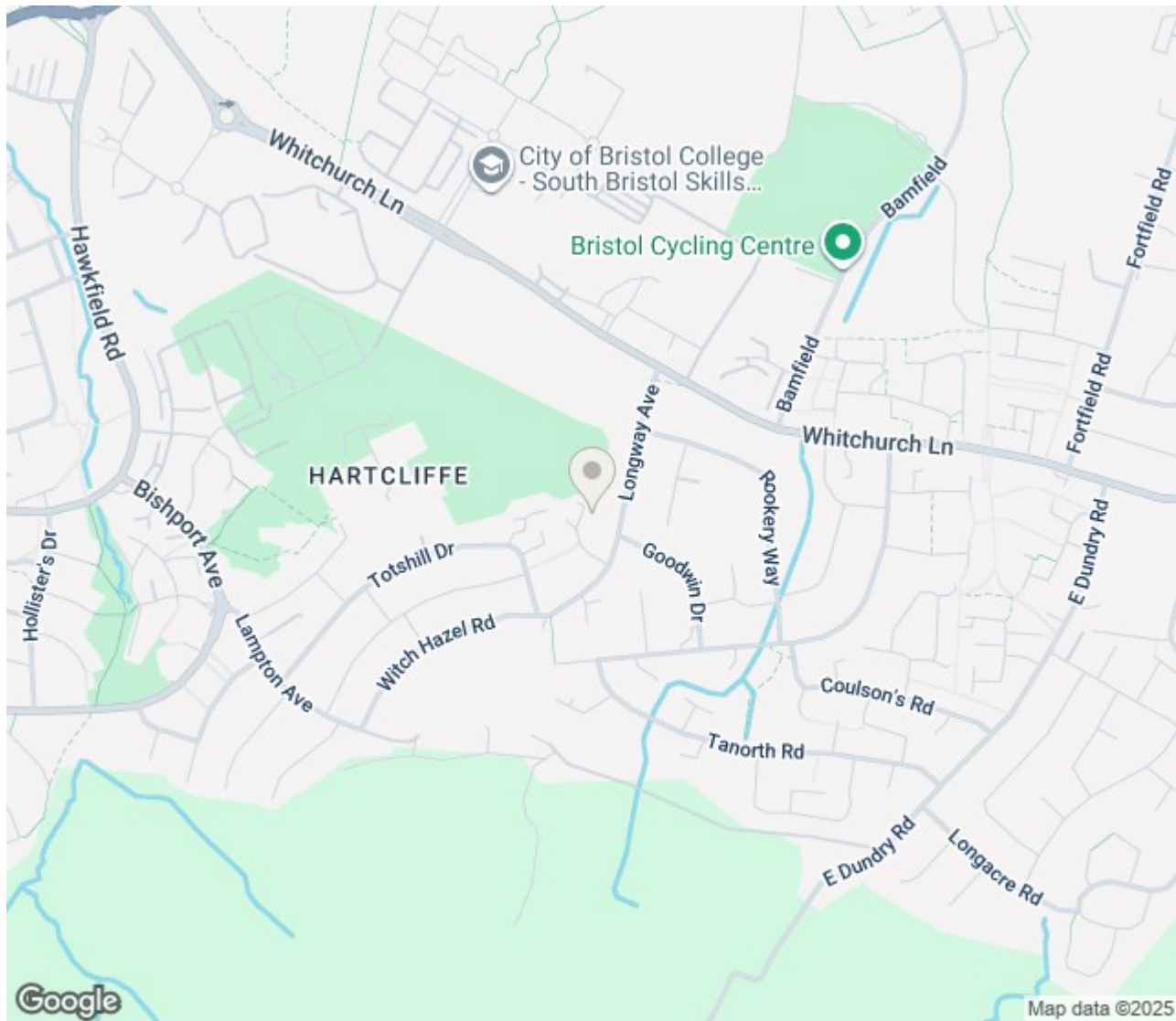
The location is second-to-none, being within proximity to public transport links, local amenities and nearby schools. This property provides a fantastic opportunity to create a wonderful family home in an excellent location. Call today to arrange a viewing appointment!











## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>85</b> |
| (69-80) <b>C</b>                            | <b>72</b>                                                                                                   |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

### 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.

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HERE TO GET *you* THERE





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.