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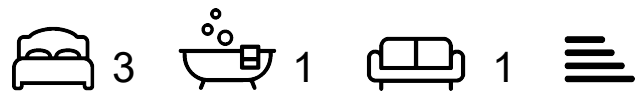
HERE TO GET *you* THERE



Rowlandson Gardens

Lockleaze, Bristol, BS7 9UH

Offers In Excess Of £325,000



Council Tax: B



1 Rowlandson Gardens

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DESCRIPTION

Hunters Estate Agents are delighted to bring to the market this spacious 3 double bedroomed semi-detached house in Lockleaze which has been much improved with loft conversion. The property is displayed throughout in excellent condition with accommodation that comprises to the ground floor: entrance hallway, lounge/diner, conservatory and a modern fitted kitchen with built in oven & hob. To the first floor can be found 2 good sized bedrooms and a modern bathroom with over bath shower. A staircase leads to a converted loft which is used as the master bedroom. The property further benefits from having double glazing and gas central heating. Externally the property benefits from having a superb low maintenance garden laid to artificial lawn and patio with ample seating space and bar area which makes a fantastic social space and a driveway providing off street parking. The property is conveniently located, with the highly regarded Trinity Academy school a short walk away and within easy reach of Purdown and Stoke Park estates which offer a vast amount of both parkland and woodland which is fantastic for dog walking. The area also offers good transport links onto the M32 and access to Bristol City Centre and the popular Gloucester Road. An internal viewing comes highly recommended.

ENTRANCE PORCH

Via UPVC double glazed door, sliding door to hallway.

HALLWAY

Wood effect laminate floor, double radiator, built in cupboard housing combination boiler, stairs rising to first floor, doors leading to lounge and kitchen.

LOUNGE

15'9" x 10'6" (4.80m x 3.20m)

Radiator, TV point, UPVC double glazed patio door to conservatory.

CONSERVATORY

14'7" x 9'4" (4.45m x 2.84m)

UPVC double glazed windows to both sides and rear, polycarbonate roof, wood effect laminate floor, UPVC double glazed French doors leading out to rear garden.

KITCHEN/BREAKFAST ROOM

11'10" (max) x 11'5" (3.61m (max) x 3.48m)

UPVC double glazed window to rear, fitted in 2017 with modern cream wall and base units, laminate work top with matching breakfast bar, built in stainless steel electric oven and gas hob, stainless steel extractor fan hood, glass cooker splash back, under unit lighting, integrated Bosch dishwasher, space for washing machine, space for fridge freezer, 1 1/2 stainless steel sink bowl unit with mixer tap, radiator.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to rear, dado rail, radiator, built in storage cupboard, stairs rising to second floor, doors to bedrooms and bathroom.

BEDROOM TWO

10'7" x 10'2" (3.23m x 3.10m)

UPVC double glazed window to rear, built in cupboard with hanging rail, fitted over bed cupboards.

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BEDROOM THREE

11'4" (max) x 10'8" (max) (3.45m (max) x 3.25m (max))

UPVC double glazed window to side, double radiator, built in over stairs cupboard with hanging rail, fitted mirror fronted wardrobes.

BATHROOM

UPVC double glazed window to rear, pedestal wash hand basin, close coupled W.C, shower bath with mains controlled shower over, glass shower screen, tiled floor and walls, chrome heated towel rail.

SECOND FLOOR ACCOMMODATION

BEDROOM ONE

15'4" x 15'5" (4.67m x 4.70m)

UPVC double glazed dormer window to rear.

OUTSIDE:

REAR GARDEN

Split level garden laid mainly to artificial lawn, patio seating area (partly under cover), timber framed playhouse with electric, under cover bar area, brick built shed with power and light, variety of power points throughout garden, plastic shed, side gated access, enclosed by boundary fencing.

FRONT GARDEN

Laid to stone chippings, pathway to entrance, enclosed by boundary fencing.

DRIVEWAY

To front of property, laid to stone chippings, providing off street parking space.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 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.