

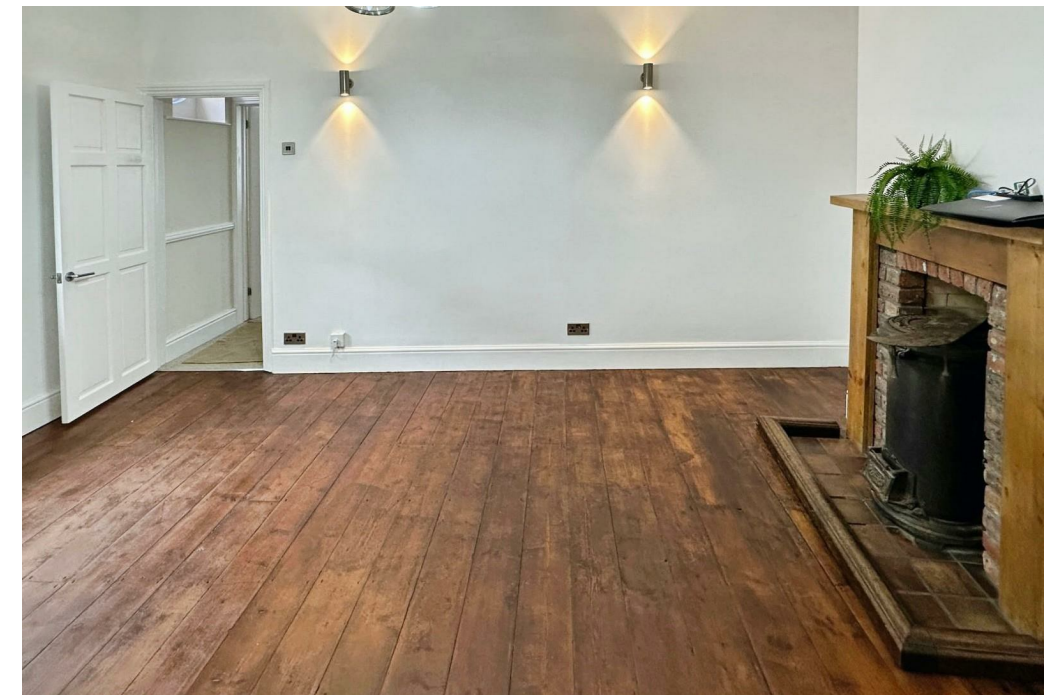


Lawn Road,
Bristol,
BS16 5BB

£400,000

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Hunters are delighted to offer for sale this stunning highly attractive 3 bedroom period end terrace extended property located on the desirable Lawn Road which is within walking distance to Fishponds high street offering a wide range of shops and eatery's. This fantastic property has been the subject to much refurbishment over the years by the present owner and now offers extremely well presented rooms having plenty of character with period features. This highly spacious home would suit many buyers with internal accommodating briefly comprising, a front lounge, a separate dining room and a superb extended rear kitchen. To the first floor there are 3 bedrooms and a luxury appointed 4 piece bathroom. Further benefits include, dg windows, gas central heating via a combi boiler, a large garage and a superb courtyard rear garden. Houses of this quality are rarely available in this location and we would highly recommend an internal viewng to fully appreciated everything there is to offer.



ENTRANCE

Glazed paneled door to...

LOBBY

Wood flooring, etched glazed paneled door to...

LOUNGE 16'2" x 13'8"

Into bay with wood framed double glazed bay window to front, radiator, ceiling coving, dado railing, stairs to first floor with storage area beneath, decorative circular stained glass feature window to side.

DINING ROOM 15'0" x 10'9"

UPVC double glazed sash windows to side, natural wood fitted flooring, radiator, period fireplace with wood mantle surround.

KITCHEN 14'8" x 13'9" overall

UPVC double glazed sash window to side, UPVC double glazed French doors to rear opening onto the rear courtyard garden, two glazed windows to rear, kitchen comprising of a range of bespoke fitted base and wall units with beech block effect wood working surfaces incorporating a 1 1/4 bowl sink, integral fridge freezer and dishwasher, tiled splash backs, tiled flooring, fitted electric hob with oven below and exposed brick feature above with integral extractor fan.

UTILITY AREA

Raised area having plumbing for automatic washing machine, wall mounted Worcester gas combination boiler serving central heating and hot water, radiator.

FIRST FLOOR LANDING

Access to loft space, radiator.

BEDROOM 1 16'6" x 11'1",

UPVC double glazed sash windows to front and side, radiator, over stairs built in storage cupboard, period style feature fireplace.

BEDROOM 2 10'8" x 10'7"

UPVC double glazed sash windows to side, natural wood flooring, radiator.

BATHROOM

Stylish luxury appointed 4 piece suite with opaque UPVC double glazed sash window to side, bathroom comprising of paneled bath with Victorian style taps, pedestal wash hand basin, low level WC, sperate shower cubicle with overhead shower off main system.

BEDROOM 3 13'1" x 7'0"

UPVC double glazed sash window to rear, radiator.

EXTERIOR TO THE REAR

Attractive landscaped courtyard garden which is partly tiled and part brick paved patio with raised bedding area, ornamental water feature.

OUTSIDE CLOAKROOM/WET ROOM

Comprising of fitted shower, low level WC, wall mounted sink, access to garage

GARAGE 18'6" x 15'9"

Up and over door that leads onto Lawn Avenue with access.

AML (Anti money Laundering)

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”



Tenure: Freehold
Council Tax Band: B

- Superb highly attractive 3 bedroom extended period end terrace
- Highly desirable tree lined road
- Spacious and very well presented internally
- Boasting character with period features
- Pretty courtyard rear garden
- Large garage/Offered with vacant possession
- Luxury appointed 4 piece bathroom
- 2 separate reception rooms
- Superb kitchen with bespoke units
- Upvc dg sash windows (where stated)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.