



Lawn Road,  
Bristol,  
BS16 5AY

£342,500



Hunters Estate Agents - Fishponds Office are delighted to offer this superb 1900's built 2 bedroom period home maintained and presented by the present owner to a good standard. This charming bay fronted house offer spacious and well proportioned accommodation ideally suited to professionals and first time buyers alike. This character home offers a lovely atmosphere and comfort. Well placed for local amenities the property occupies a position within a popular tree lined road opposite almost opposite an area of Community green space. On the first floor there are 2 generous bedrooms together with a bathroom. On the ground floor there is a hall, 2 receptions and Kitchen with lovely aspect onto a good sized rear garden. The property benefits from Upvc double glazed windows and gas heating. A particular feature of the sale is the good sized rear garden. Call FISHPONDS OFFICE for Open House event viewings. Hunters Exclusive - recommended viewing.



## ENTRANCE

The property benefits from many internal natural wood stripped doors.

Feature composite Georgian style multi paned entrance door into:

## ENTRANCE LOBBY

Inner multi paned internal door into:

## HALL

Cupboard containing electrics. Radiator. Staircase to First Floor. Door into:

## LOUNGE 11'1" x 10'4"

Fireplace surround with a feature Woodburning stove upon a slate effect tiled hearth. Dimension maximum into a Upvc double glazed bay window. Radiator.

## DINING ROOM 11'1" x 11'0"

Separate door from Hall and wide opening from the Lounge. Radiator. Dimension maximum overall into alcoves. Former fireplace opening. Upvc double glazed window with pleasant outlook onto the rear garden.

## KITCHEN 11'2" x 7'1"

Fitted with a range of white high gloss effect wall, floor and drawer storage cupboards with stainless steel effect handles to incorporate a built under oven, inset glass topped hob and extractor fan above. Upvc double glazed dual aspect windows with attractive outlook onto the rear garden. Rolled edged working surfaces. Slate effect vinyl floor. Radiator. Single drainer stainless steel sink with mixer taps over. Splashback tiling. Upvc double glazed door onto rear garden.

## FIRST FLOOR LANDING

Built-in shelved cupboard. Access to an insulated and partly boarded roof space via a wooden fold down ladder.

## BEDROOM 1 13'3" x 11'3"

Upvc double glazed window to the front with pleasant open aspect. Radiator.

## BEDROOM 2 11'1" x 8'3"

Upvc double glazed window to the rear with lovely outlook onto the rear garden. Radiator. Cupboard containing an Ideal Logic Combi 30 gas fired boiler for domestic hot water and central heating (not tested).

## BATHROOM 7'10" x 7'1"

Luxury white suite of pea shaped bath with mixer shower attachment over and shower screen alongside. Low level WC and pedestal wash basin. Vinyl floor covering. Upvc double glazed and frosted window to rear. Splashback tiling. Heated towel rail. Extractor fan.

## EXTERIOR

### GARDEN

A particular feature of the sale this property benefits from a lovely garden arranged to the rear of the property. Providing an initial feature stone paved patio/terrace alongside a generous lawned area with timber shed. The garden has extensive planting within borders on both sides of the lawn. At the far end of the garden there is a further gravelled section of garden alongside a garden shed.

Tenure: Freehold  
Council Tax Band: B



- A superb 2 bedroomed Victorian terraced home
- Lovely atmosphere and comfort
- Desirable tree-lined road with open green space nearby
- Feature Lounge with woodburning stove
- Walking distance of High Street shops, cafes and eateries
- Some original features - owner found
- Lovely enclosed rear garden
- Call FISHPONDS OFFICE for Open House viewing events
- Rare home on the market
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	64	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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.