



8 Brentry Avenue

Lawrence Hill, Bristol, BS5 0DL

**Asking price £375,000**



# 8 Brentry Avenue



## Description

Arranged over three floors this lovely 3 double bedroom victorian style home has a wealth of character and features set with great access both into and out of the city in the increasingly popular BS5 area.

Comprising inner hallway leading to a stylish full width kitchen / dining room with a central island with a feature hob and extractor fan. The dining area leads through to the cosy living room with wood burning stove and stripped and varnished floorboards giving a nice open plan feel.

Above are 2 double bedrooms, both with open feature recesses to the chimney breasts with more stripped and varnished floors, a lovely modern bathroom and stairs from the light and airy landing to the master bedroom / loft room above.

With Upvc double glazing, gas central heating, the benefits of solar panels providing cheaper electricity and external wall insulation helping keep costs down the house

- 3 DOUBLE BEDROOM HOME
- ARRANGED OVER 3 FLOORS WITH LOFT ROOM
- RETAINED AND ENHANCED PERIOD CHARACTER THROUGHOUT
- LOVELY KITCHEN / DINING ROOM WITH ISLAND FEATURE
- STRIPPED AND VARNISHED FLOORS
- MODERN FIRST FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- SITUATED WITH GREAT ACCESS INTO AND OUT OF THE CITY
- SOLAR PANELS AND OTHER ECO FRIENDLY DESIGN FEATURES
- DOUBLE GLAZED AND CENTRALLY HEATED

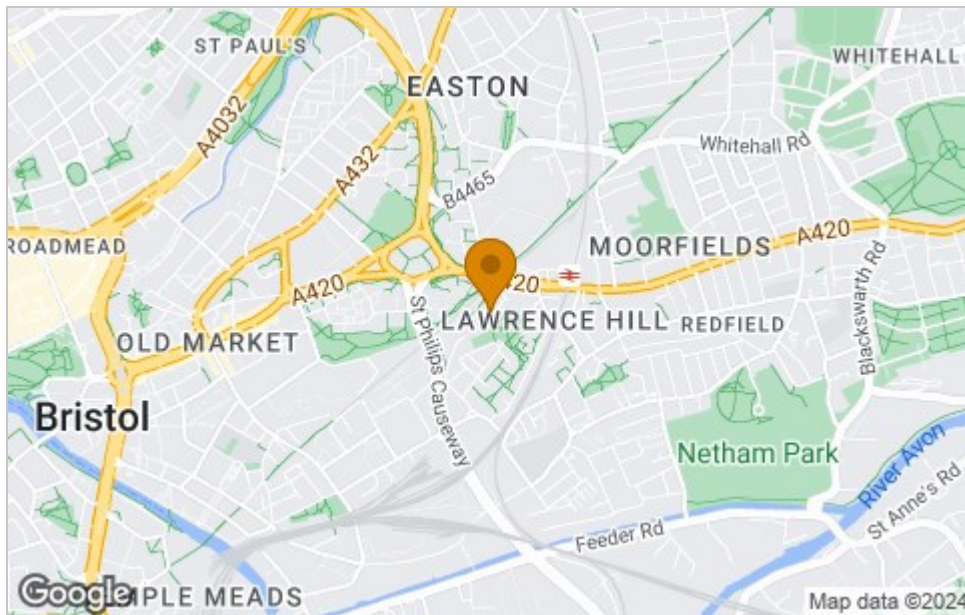




## Floor Plan



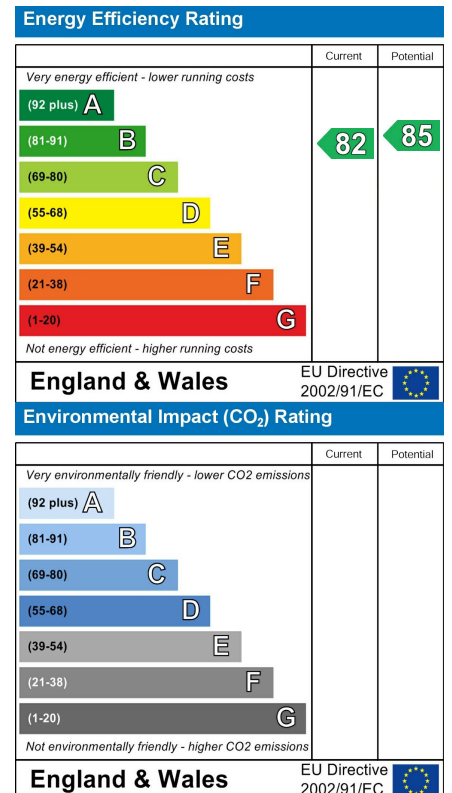
## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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