



## 2 Cabot Green Ducie Road

Lawrence Hill, Bristol, BS5 0AR

**Asking price £299,500**



# 2 Cabot Green Ducie Road



## Description

Welcome to this 3 bedroom house overlooking a green space with great transport links into the city via buses and the Lawrence Hill Train Station. This home is ideal for first time buyers!

Comprising of hallway leading to the good sized kitchen. The spacious dining area and lounge offer open plan living. To the rear you'll find a conservatory and garden with rear access to the communal parking spaces and private garage. Upstairs you'll find 3 bedrooms and a bathroom.

Further benefits include gas central heating via combination boiler, double glazing and much more! Call now to book a viewing !!

Service Charge Approx £45pcm

- PRIVATE GARAGE
- SPACIOUS OPEN PLAN LIVING / DINING ROOM
- 3 BEDROOMS
- CONSERVATORY
- KITCHEN
- CLOSE TO LAWRENCE HILL TRAIN STATION
- 1970s TERRACE
- OFF STREET PARKING
- REAR GARDEN
- BATHROOM

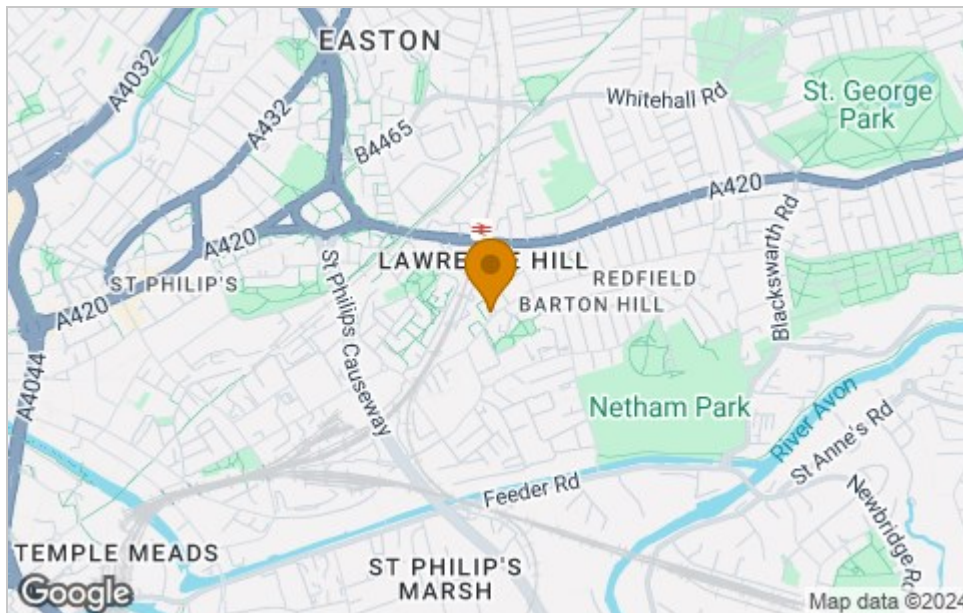




## Floor Plan



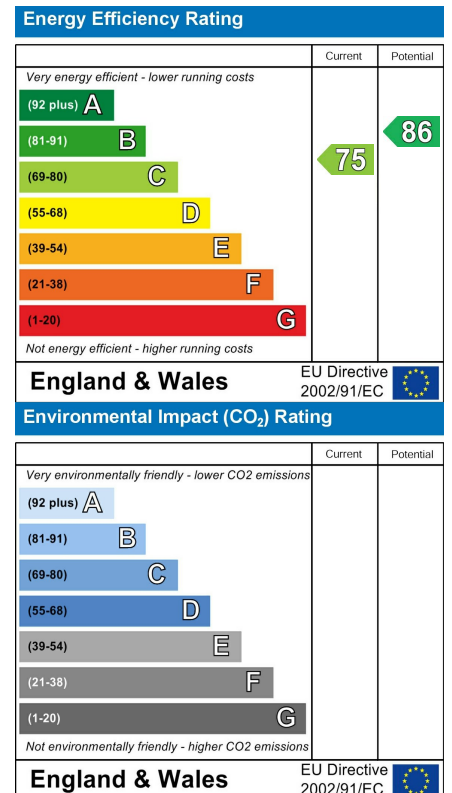
## Area Map



## 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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