



Lambourn Close, , Bristol, BS3 4LX

- Three Bedrooms
- Off Street Parking
- Tucked Away Location
- Close To Victoria Park
- EPC Band C
- Large Corner Plot
- Spacious Accommodation
- Great Views
- Gas Central Heating uPVC Double Glazed
- Council Tax Band B

Offers In The Region Of £400,000

HUNTERS®
HERE TO GET *you* THERE

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Hunters are pleased to present to the market this three bedroom home situated in the desirable Windmill Hill, a stones throw from the pretty Victoria Park. Being offered with well proportioned accommodation throughout its sure to prove perfect for a first time purchaser or family looking for a property to make their own in this desirable location.

Upon entering the property you are greeted by the entrance hall which affords access to the downstairs WC and kitchen/ diner, which overlooks greenery to the front. The living room is a great size and offers a large window overlooking the garden. Upstairs there are three bedrooms, two of which will comfortably fit double beds, there is also a three piece bathroom & access to the loft. The standout feature of this property is the plot, it sits at the end of the terrace so offers a great corner plot, which boasts off street parking for two cars, with the remainder being laid with lawn.



Lambourn Close sits in the vibrant Windmill Hill, an area popular with first time buyers and families alike due to its varied housing stock, proximity to access links and good schooling. This particular home sits just a stones throw from the pretty Victoria Park, the property also sits under a miles walk to North Street, Wapping Wharf and Temple Meads station.

TENURE

Leasehold - Lease expires in 3112

1,087 years remaining

Charges - £10.00 per annum

COUNCIL TAX BAND

B

EPC BAND - C - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/0086-3037-3205-1484-7200>



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kitchen/ diner
15'8" x 8'6"

bedroom one
12'5" x 8'6"

bedroom three
8'10" x 8'6"

living room
12'3" x 10'7"

bedroom two
11'5" x 8'6"

bathroom
5'10" x 5'2"

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.