







Lambourn Close, , Bristol, BS3 4LX

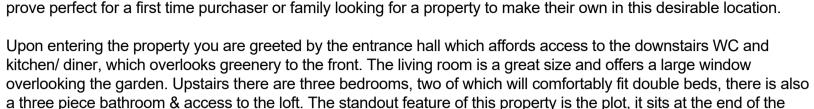
- Three Bedrooms
- Off Street Parking
- Tucked Away Location
- Close To Victoria Park
- EPC Band C

- Large Corner Plot
- Spacious Accommodation
- Great Views
- Gas Central Heating uPVC Double Glazed
- · Council Tax Band B



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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

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.

terrace so offers a great corner plot, which boasts off street parking for two cars, with the remainder being laid with



TENURE

lawn.

Leasehold - Lease expires in 3112 1,087 years remaining Charges - £10.00 per annum

COUNCIL TAX BAND

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









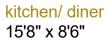
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living room 12'3" x 10'7"

bedroom one 12'5" x 8'6"

bedroom two 11'5" x 8'6"



bedroom three 8'10" 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 been, measurement of doors, unabloas, come and any peter learns are approximate and on expensibility attaint to easy error omission or mis-statement. This plan is for illustratine purposes only and should be used as such by any reospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

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Viewings

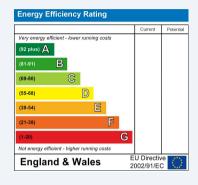
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.



