



Lampton Grove, Hartcliffe

£260,000

- **Energy Rating - C**
- **NO ONWARD CHAIN**
- **Outside Storage Shed**
- **Gas Central Heating**
- **Backs Onto Fields**

- **Three Bedroom Terraced Home**
- **Kitchen/Diner**
- **Southerly Facing Garden**
- **Driveway**
- **Light And Airy**

Greenwoods is pleased to present this charming three-bedroom home to the market, offered with the convenience of NO ONWARD CHAIN. The ground floor features an inviting entrance hallway, leading to a comfortable lounge and an expansive 18ft kitchen/diner, perfect for family meals and entertaining.

Upstairs, you'll find two spacious double bedrooms, a versatile single bedroom, and a well-appointed bathroom complete with a shower over the bath. Outside, the property boasts an enclosed southerly-facing garden, offering a peaceful retreat laid to patio and lawn, with the added bonus of backing onto fields and including a shed/storage room.

At the front of the property, a driveway provides convenient off-street parking. Additional benefits include UPVC double glazing and gas central heating from a combination boiler. Situated close to local shops, schools, bus routes, and amenities, this home offers both comfort and practicality for its fortunate new owners.

Lounge 13'0" x 11'11" (3.98 x 3.65 )

Kitchen/Diner 18'4" x 9'6" (5.60 x 2.92 )

Bathroom 7'8" x 5'6" (2.34 x 1.70 )

Bedroom One 13'1" x 10'11" (3.99 x 3.33)

Bedroom Two 12'4" x 9'6" (3.76 x 2.91 )

Bedroom Three 9'5" x 8'11" (2.89 x 2.73 )

Tenure - Freehold

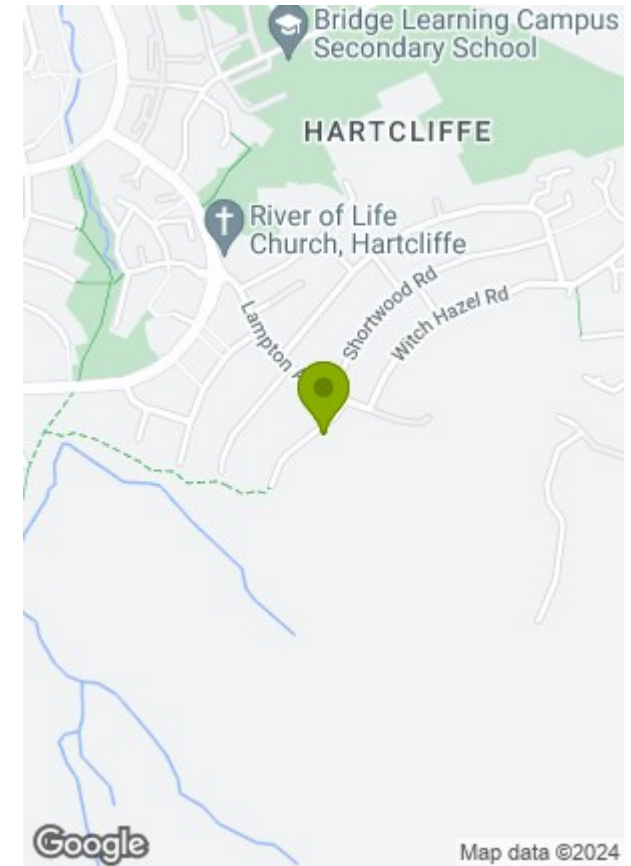
Council Tax Band - B











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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		71
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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