



Lambert Place, Knowle

£249,500

- **Energy Rating - E**
- **Spacious Living Room**
- **Driveway providing off street parking**
- **Kitchen with integrated appliances**
- **Gas Central Heating & UPVC Double Glazing**

- **Two Bedroom Semi-Detached Home**
- **Conservatory**
- **Two Double Bedroom**
- **South Facing Garden**
- **Light & Airy**

A superbly presented semi-detached home situated in the desirable residential area of Knowle. This property features an inviting entrance porch leading into a generously sized open-plan sitting room, seamlessly connected to a bright and contemporary kitchen. The kitchen boasts sleek dark grey high-gloss units, a fitted oven, hob, and microwave. It flows into a conservatory, currently used as a dining room, which opens onto a spacious, south-facing garden with patio, lawn, and gravel areas via French doors. The garden also provides side access, a driveway with off-street parking, and a shed for additional storage.

On the first floor, you will find two DOUBLE bedrooms and a modern bathroom suite, complete with a Jack and Jill sink and a shower over the bath. The property benefits from gas central heating and uPVC double glazing, making it an ideal first-time purchase or buy-to-let investment. Early viewing is highly recommended to fully appreciate and secure this charming home.

Living Room 18'3" x 15'0" (5.57 x 4.58)

Kitchen 12'11" x 6'2" (3.96 x 1.90)

Conservatory 12'4" x 10'0" (3.76 x 3.05)

Bedroom One 15'10" x 9'0" (4.84 x 2.76)

Bedroom Two 9'8" x 9'3" (2.97 x 2.82 )

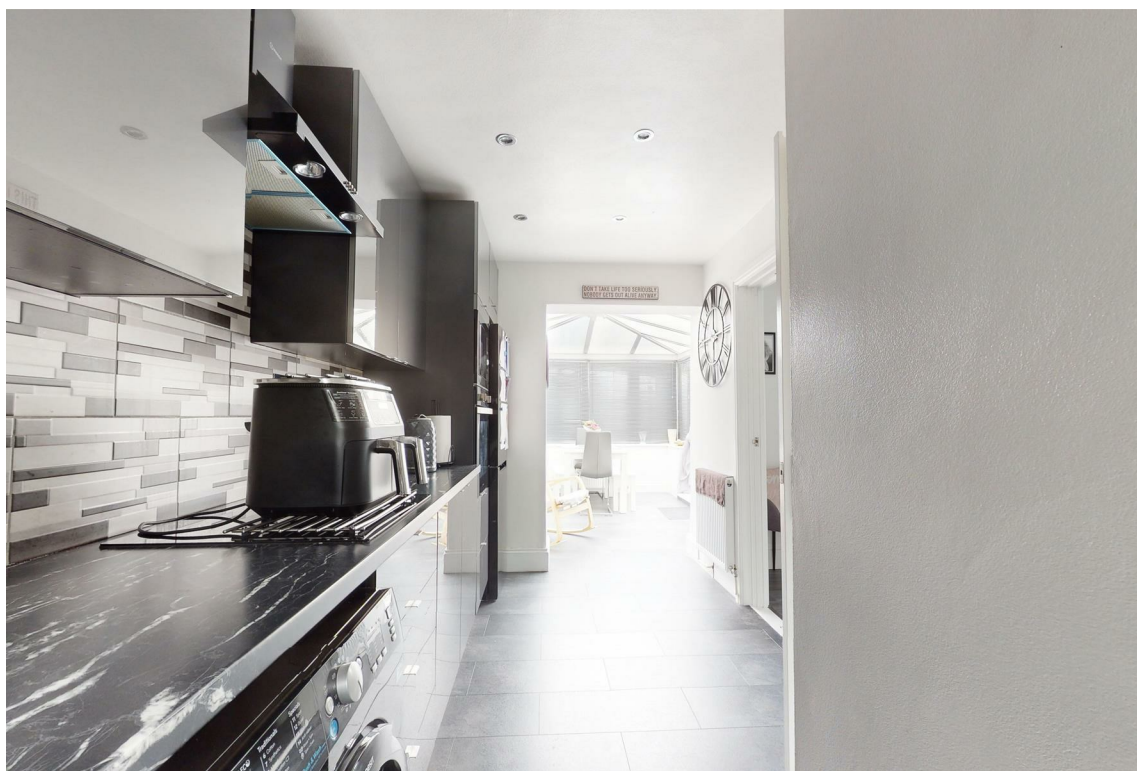
Bedroom

Tenure - Freehold

Council Tax Band - A



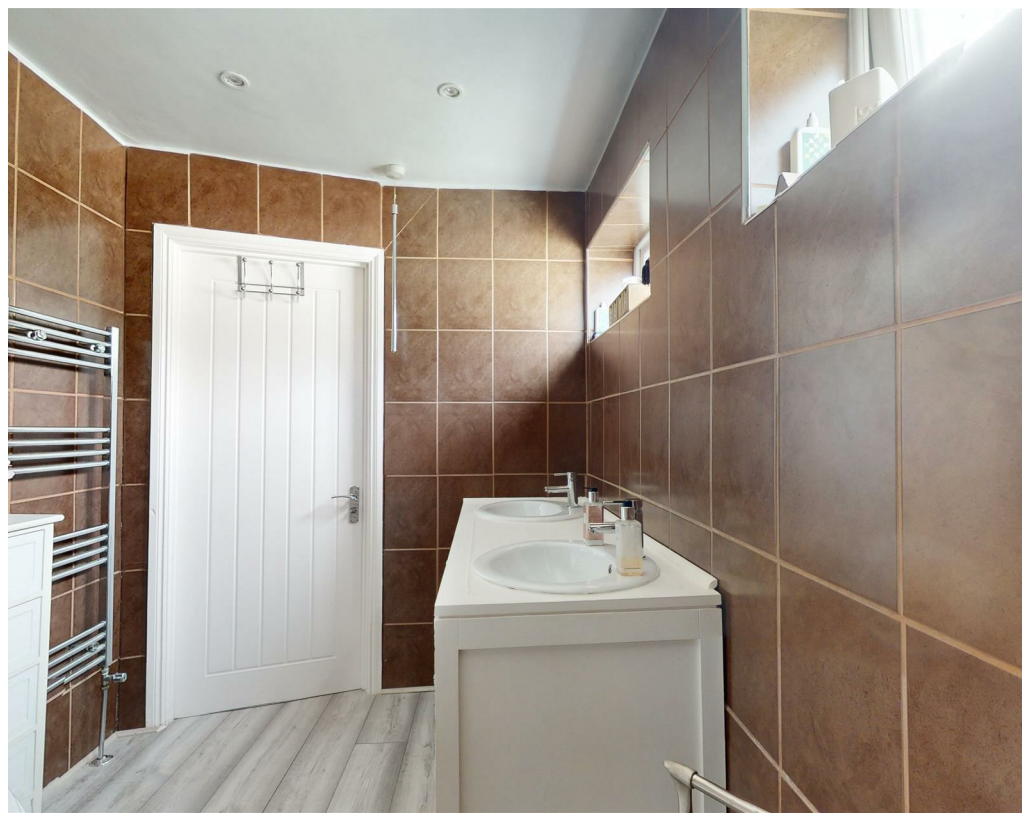




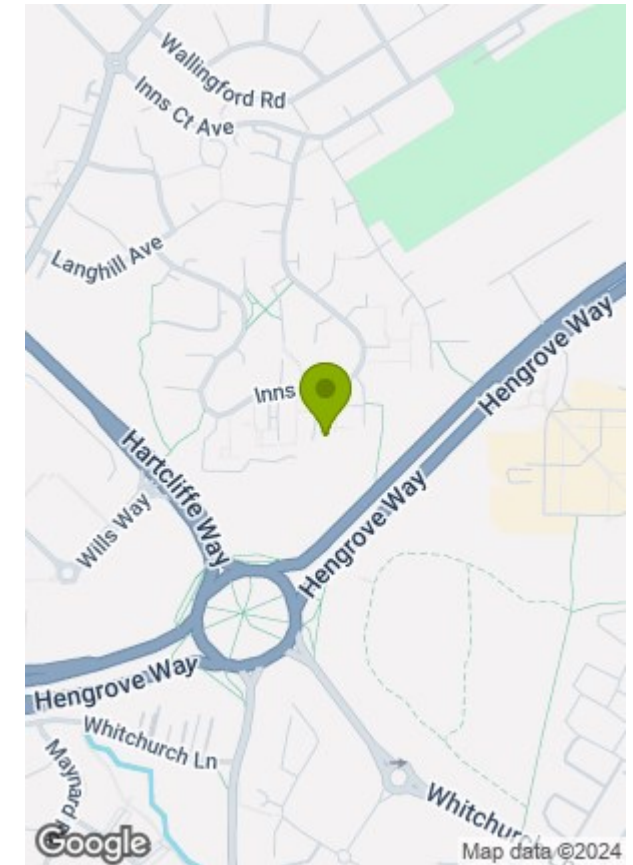












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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		48	68
England & Wales		EU Directive 2002/91/EC	

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

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