



Lampton Avenue, Hartcliffe

£325,000



- **Energy Rating - B**
- **Expansive Garden**
- **Driveway providing off-street parking**
- **Ground Floor Shower Room**
- **New Build**

- **Three Bedroom End Terrace Home**
- **Utility Room**
- **Beautifully Presented**
- **First Floor Bathroom**
- **24ft Kitchen/Diner**

Welcome to this delightful three-bedroom end-terrace home, a perfect retreat for those who appreciate comfort and style. Meticulously maintained, this property offers a well-designed layout that exudes warmth and functionality. The expansive 24ft kitchen/open plan living space, equipped with modern built-in appliances, serves as the heart of the home. The ground floor is further enhanced by a convenient third bedroom and shower room, catering to your everyday needs.

Upstairs, you'll find two generously sized double bedrooms, both featuring built-in wardrobes, providing ample storage space. The family bathroom, complete with a shower over the bath, offers a serene space for relaxation.

Modern conveniences are woven throughout this home, including UPVC double glazing and efficient gas central heating powered by a combination boiler. Practicality meets ease with the added benefits of side access and a private driveway, ensuring off-street parking is never a concern.

Step outside to discover the generously sized rear garden, thoughtfully designed for low maintenance with a combination of patio and astro turf. A large shed provides additional storage, while the garden offers a peaceful sanctuary for relaxation and outdoor enjoyment, easily accessible from the side of the property.

In summary, this home embodies tasteful living and presents an exceptional opportunity for those embarking on or advancing in their homeownership journey.

Third Bedroom 11'3" x 9'6" (3.43 x 2.91 )

Kitchen/Diner/Open Plan Living Space 24'4" x 16'4" (7.44 x 4.99)  
Both at max

Ground Floor Shower Room 6'3" x 4'7" (1.91 x 1.41 )

Bedroom One 14'4" x 10'1" (4.39 x 3.09)  
Both at max

Bedroom Two 9'10" x 9'7" (3.02 x 2.93 )

Bathroom 6'5" x 5'6" (1.97 x 1.68)

Tenure - Freehold

Council Tax Band - TCB

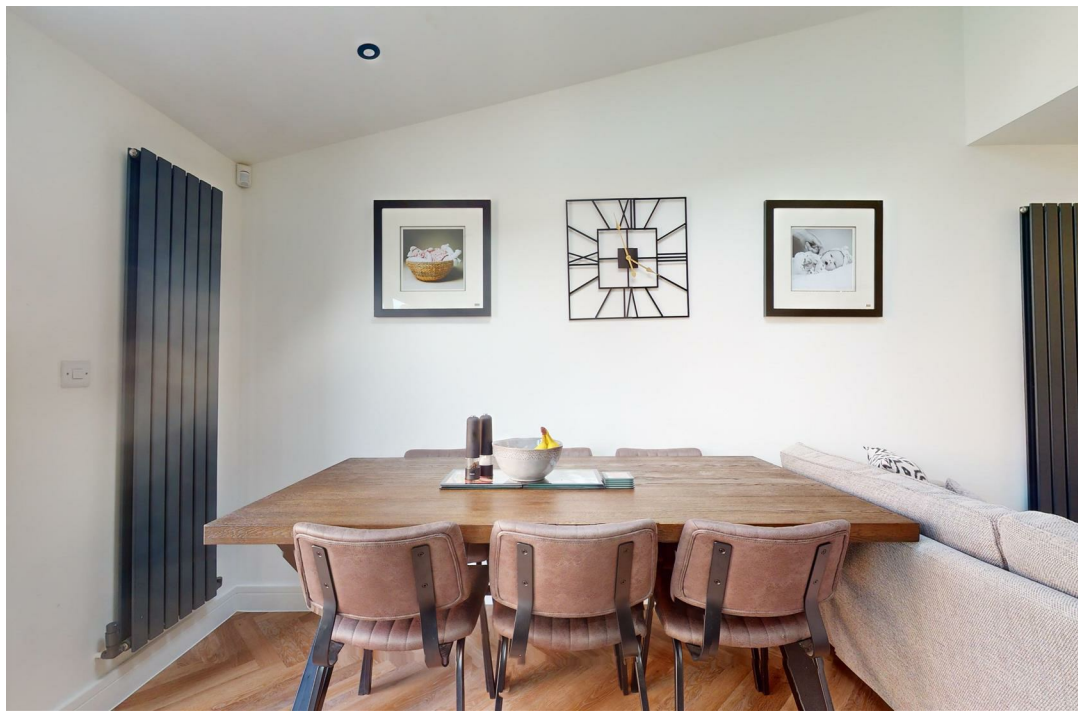


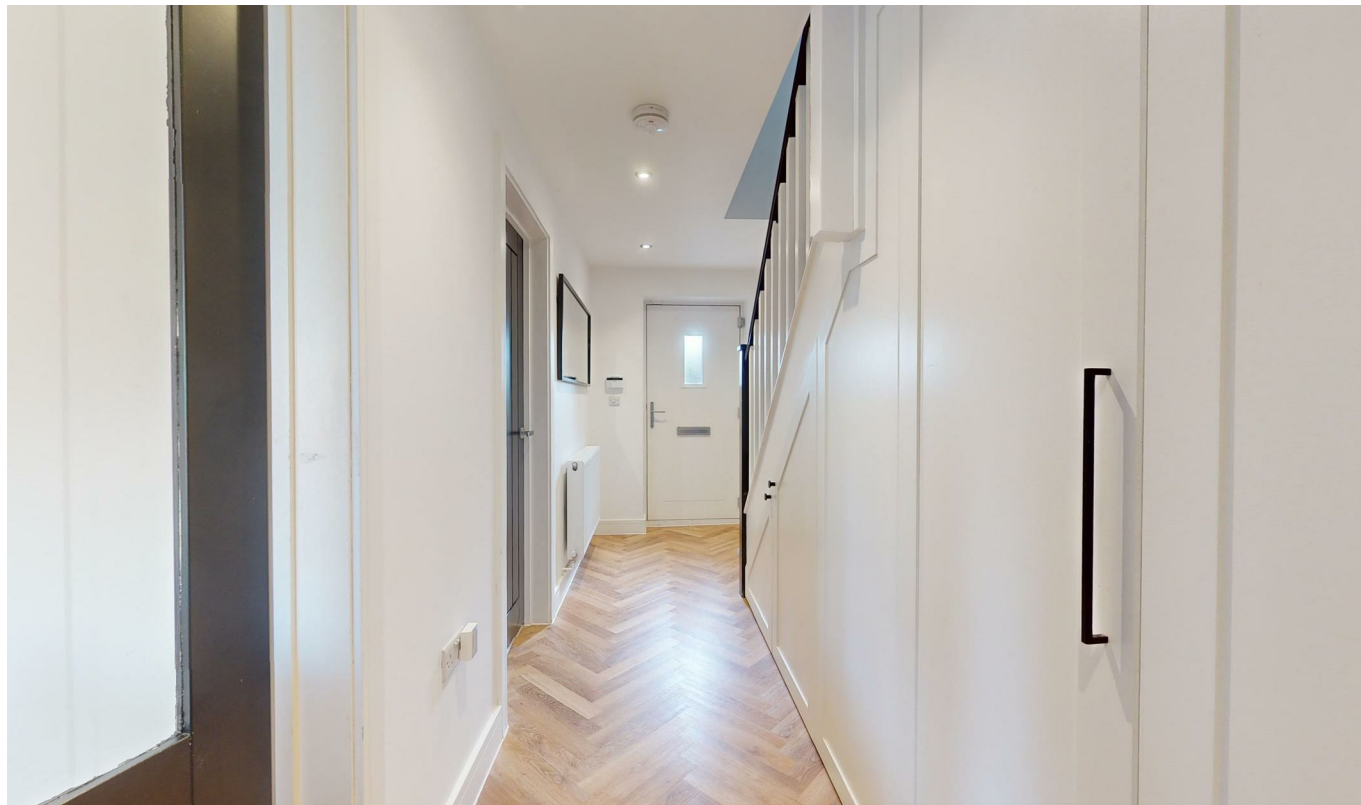




















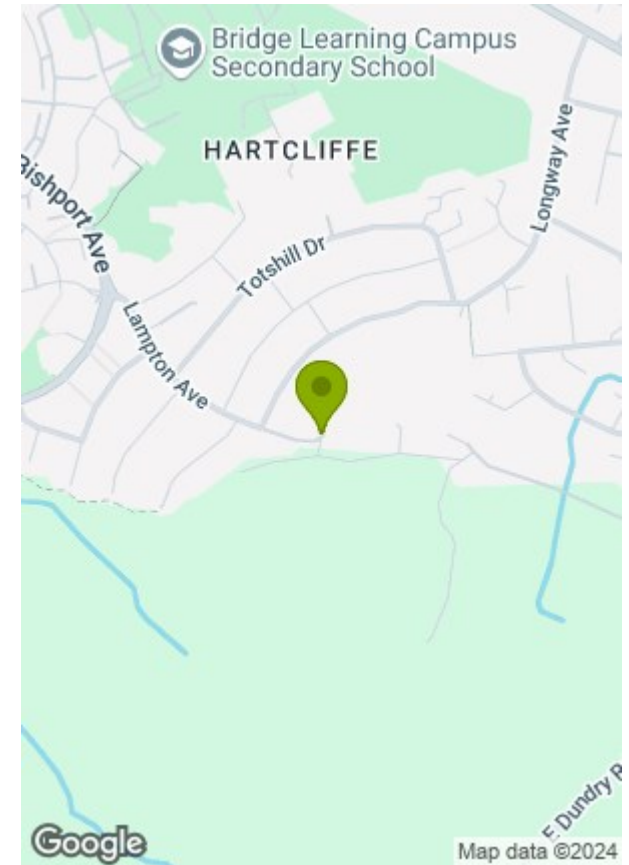








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Energy Efficiency Rating	
Current	Potential
83	94

Very energy efficient - lower running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

EU Directive 2002/91/EC

England & Wales

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