



31 Hill Lawn, Bristol, BS4 4PH

No Onward Chain

Offered with No Onward Chain!

Located in a desirable residential area, this terraced family home presents a fantastic opportunity for buyers looking to make a property their own. With plenty of potential throughout, it's perfect for those eager to put their personal stamp on their next home.

The ground floor accommodation comprises a bright and airy sitting room, a separate dining room ideal for family meals or entertaining, and a well-proportioned kitchen with views over the garden. Upstairs, you'll find two generous double bedrooms, a versatile single bedroom—perfect as a child's room or home office—and a shower room.

Externally, the home boasts well-maintained front and rear gardens, offering outdoor space to relax or entertain. The rear garden enjoys a peaceful outlook, backing onto the tranquil surroundings of Nightingale Valley and Brislington Brook—ideal for nature lovers and walkers alike.

This property is within walking distance of several well-regarded shops and cafes including Grounded and Deli at Sandy Park. Paintworks is also just a short walk and is home to the recently opened Miro Lounge and Coffee Club. The area is popular with young professional families, being both close to the city centre, and local green spaces which include fairly extensive footpaths around the River Avon, which wrap around Brislington through some scenic spots, which includes the popular Beese's Riverside Bar. Local schools, such as Hollymead and Broomhill Primary are also within a short walk.

Whether you're a first-time buyer, a growing family, or a downsizer seeking a quieter pace of life, this charming home is brimming with potential and awaits its next chapter.

Sitting Room 12'10 max x 11'10 (3.91m max x 3.61m)

Dining room 9'6 x 9'2 (2.90m x 2.79m)

Kitchen 9'5 x 7' (2.87m x 2.13m)

Bedroom One 12'10 max x 11'1 (3.91m max x 3.38m)

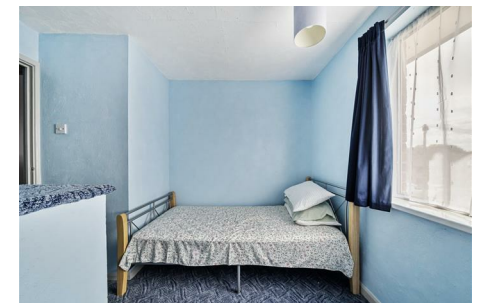
Bedroom Two 12'3 x 9'6 max (3.73m x 2.90m max)

Bedroom Three / Home Office 9'8 max x 8'8 max (2.95m max x 2.64m max)

Shower Room 7'6 x 5'6 (2.29m x 1.68m)

Tenure - Freehold

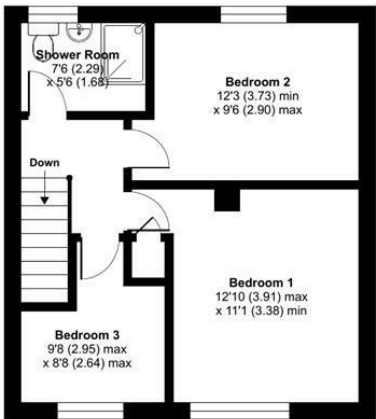
Council Tax Band - B



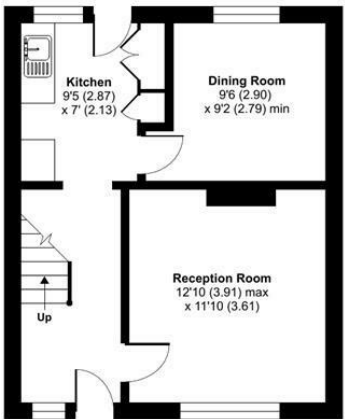


Hill Lawn, Brislington, Bristol, BS4

Approximate Area = 882 sq ft / 81.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

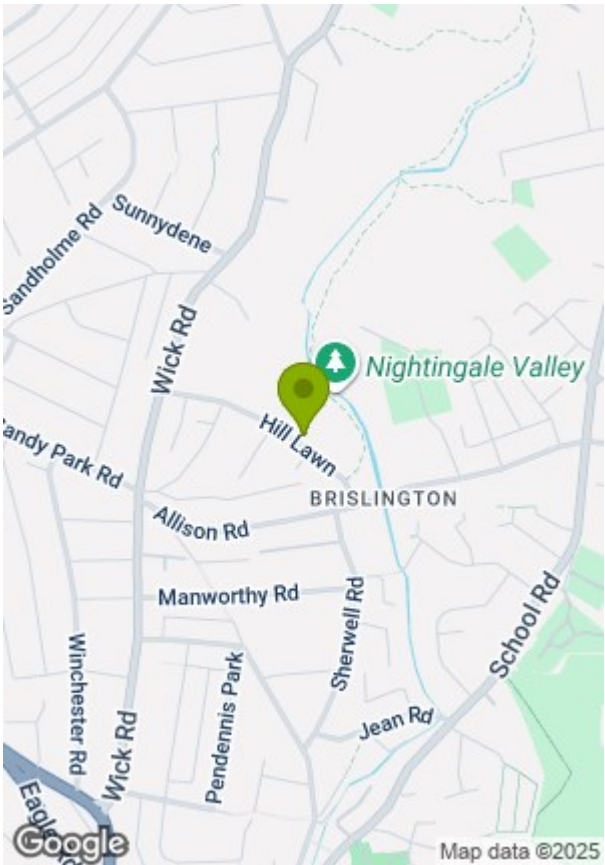


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1353933

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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		
England & Wales	69	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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