

22 Lawrence Grove, Henleaze, Bristol, BS9 4EJ

GUIDE PRICE £550,000

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PROPERTY OVERVIEW

A rare opportunity to purchase a modern three-bedroom terrace house with a south facing garden, situated on the extremely popular Lawrence Grove with the added benefit of off-street parking and a large garage.

The property is conveniently located for the comprehensive range of shops and amenities of Henleaze, just at the end of the road.

The nicely presented accommodation comprises generous living/dining room, fitted kitchen, three bedrooms and modern bathroom plus downstairs W.C. Other benefits include gardens to the front and rear plus the advantage of a large garage with vehicle access from the rear. The property has also been recently re-roofed and is ideal for those looking for an easy level walk to Henleaze Road shops and bus routes as well as great access to Henleaze Infant/Junior Schools. Properties in this area, within this price range are very rare; especially with a south facing garden, downstairs cloakroom and a large garage.

St Ursula's E-ACT Academy approx 0.33 km

Henleaze Junior School approx 0.39 km

Henleaze Infant School approx 0.40 km

Location

Lawrence Grove is a highly regarded and extremely desirable address within Henleaze, located just off Henleaze High Street. Within very close proximity there are many amenities on Henleaze Road, including traditional high street shops such as a greengrocers, butchers, bakers, cafes and restaurants. There are excellent local pubs, a Waitrose and even a local cinema. North West Bristol offers golf courses, health and leisure clubs. There are both state and independent primary and secondary schools, including Henleaze Infant and Junior Schools which are within walking distance. Westbury Village and Clifton are also conveniently close by. For the commuter there are excellent links to the motorway network via the nearby arterial road to the M4/M5 and Bristol City Centre.

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KEY DETAILS

- A Well Presented Terrace Property
- 3 Bedrooms
- South Facing Rear Garden
- Off-Street Parking
- Large Garage

Guide Price: £550,000

Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

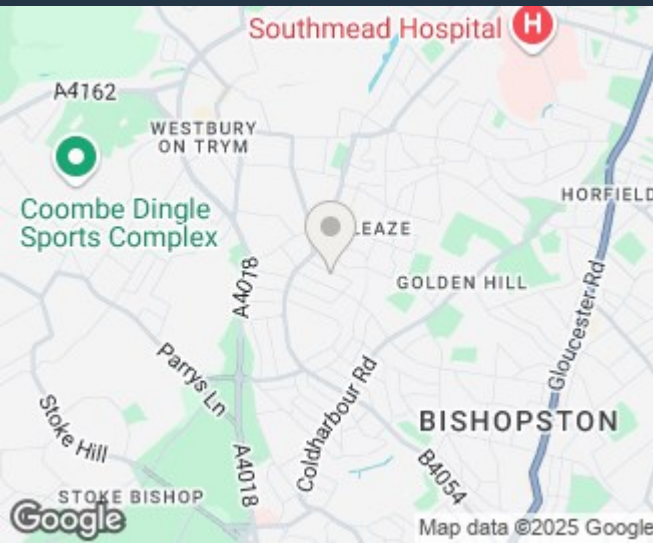
EPC: C

Viewing: By appointment only



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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