



Lynton Road  
Bristol BS3 5LP

for sale offers in excess of  
**£325,000**



### Property Description

This well-proportioned three-bedroom end-terrace presents an exciting opportunity for those seeking a home with scope to enhance. On the ground floor, a welcoming hallway leads into a bright lounge, a fitted kitchen, and a practical wet room. Upstairs, three comfortable bedrooms provide flexible living arrangements.

Externally, the rear garden has been designed for ease of upkeep and enjoys elevated outlooks, while a side patio offers additional outdoor space. The frontage includes a driveway, pathway to the entrance, and a planted area with shrubs and greenery.

Set on Lynton Road, the property benefits from nearby open spaces such as the Northern Slopes and Marksbury Road parkland. Oasis Academy is within walking distance, and regular bus services run along Marksbury Road. Just a mile away lies North Street, a lively hub of independent shops, cafés, bars, and restaurants, with the renowned Tobacco Factory at its heart.

### Entrance Hall

### Lounge

14' 11" max x 11' 8" ( 4.55m max x 3.56m )  
Double glazed window to front. Electric fireplace with marble style hearth. Wooden floors, wall-mounted radiator and TV point. Built-in storage/display case.

### Kitchen

12' 6" x 10' 4" ( 3.81m x 3.15m )  
Matching base and head units. Double glazed window and double glazed door to rear. Integrated oven and gas hob with extractor fan over. Space for washing machine/tumble dryer/dishwasher. Space for fridge/freezer. Stainless steel sink and draining board with

mixer tap.

### Ground Floor Wet Room

Wet room style bathroom. WC and wash and basin. Shower area with rail for curtain. Double glazed window to rear. Fully tiled walls.

### First Floor Landing

### Bedroom One

17' max x 11' 8" ( 5.18m max x 3.56m )  
Large main bedroom with double glazed window to front. Great space for plenty of free-standing furniture. Wall-mounted boiler.

### Bedroom Two

13' 1" max x 8' 4" ( 3.99m max x 2.54m )  
Second bedroom with double glazed window to rear. Space for a double bed and free standing furniture. Wall-mounted radiator.

### Bedroom Three

10' 4" x 8' 2" ( 3.15m x 2.49m )  
Well-sized third bedroom with double glazed window to rear. Wall-mounted radiator.

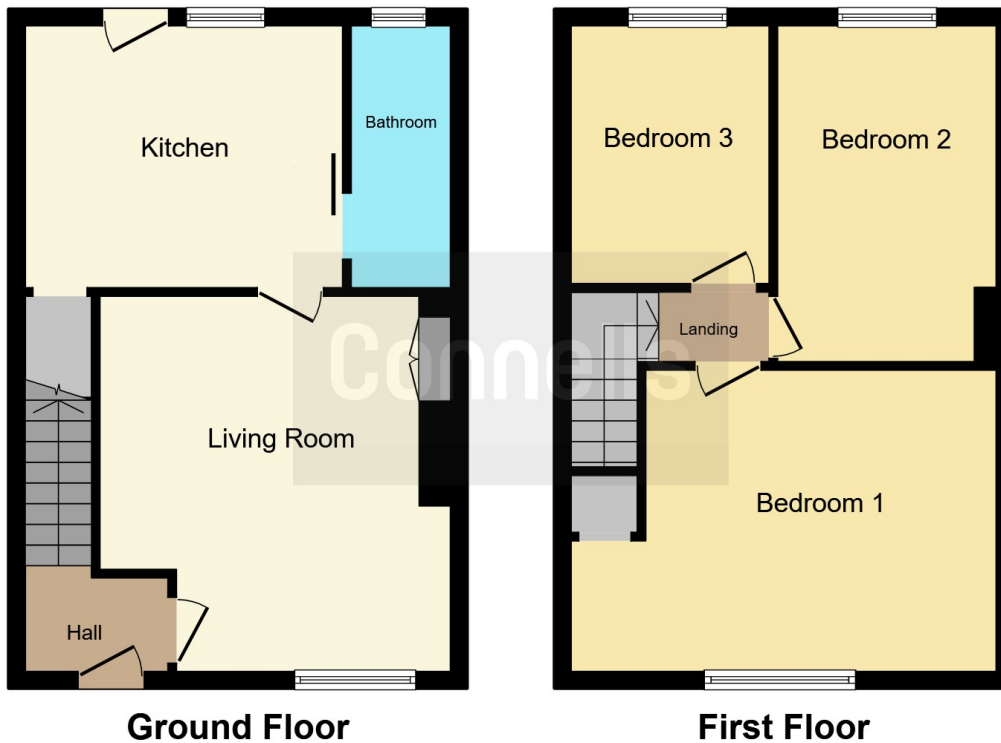
### Rear Garden

Tiered garden with covered patio. Greenhouse to side. Steps down to garden with raised beds with plenty of potential.

### Driveway

Off-street parking for one vehicle.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Tenure: Freehold



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