



7 HOPEWELL GARDENS,
LAWRENCE WESTON, BS11 0JS

GOODMAN
& LILLEY



POSITIONED ON THE TUCKED AWAY HOPEWELL GARDENS, LAWRENCE WESTON, THIS CHARMING SEMI-DETACHED HOUSE PRESENTS AN IDEAL FAMILY HOME.

Entrance Hall

Composite front door, doors to ground floor rooms, stairs leading to first floor with understairs storage. Storage cupboard, radiator.

Kitchen/Dining Room

uPVC double glazed window to front aspect and uPVC double glazed doors leading to the garden, A mixture of eye level and ground level storage cupboards with work surfaces over, tiled splash back, built in 1 & 1/2 kitchen sink with drainer and swan neck mixer tap over, electric hob and oven with extractor fan over, cupboard housing Worcester combi boiler, tiled floor with feature lighting, space for washing machine,

Living Room

uPVC double glazed window to rear aspect, electric fireplace, door leading to kitchen, radiator.

Landing

uPVC double glazed window to front aspect, storage cupboard.

Bedroom 1

uPVC double glazed window to rear aspect, built in storage, radiator, coving

Bedroom 2

uPVC double glazed window to rear aspect, built in storage, radiator, coving

Bedroom 3

uPVC double glazed window to front aspect, built in storage, radiator, coving

WC

uPVC double glazed window to side aspect, low level toilet.

Bathroom

uPVC double glazed window to side aspect, panel bath with shower over, rainfall shower head with mixer bar temperature control, hand wash pedestal basin, heated towel rail.

Gardens

The garden offers side access and is mainly laid to lawn with a patio area, external storage and a decking area.

- Onward short chain already agreed
 - Tucked away location
 - Close to green space
 - Combi boiler
- 3 Bedrooms
 - large garden with external storage
 - Laing Easi Construction
 - Double glazing

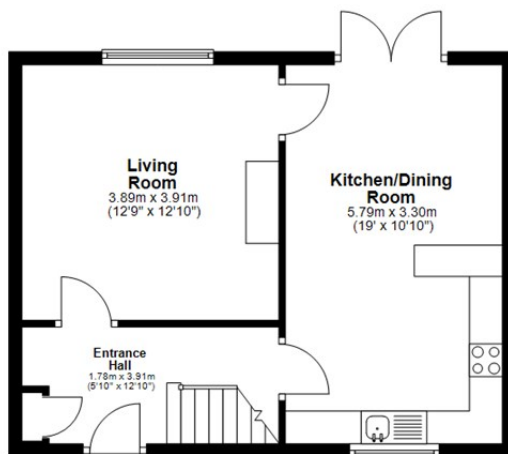


GUIDE PRICE £260,000



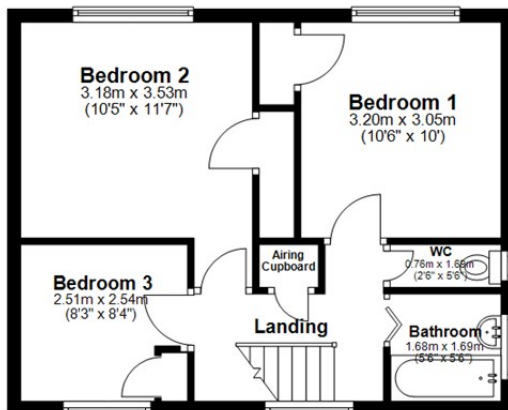
Ground Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 85.0 sq. metres (914.8 sq. feet)

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