



£415,000

25 Luckington Road, Horfield, Bristol, BS7 0UT

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25 Luckington Road Horfield, Bristol, BS7 0UT

Located on Luckington Road, this three-bed semi-detached house features three double bedrooms, a separate living room, an open plan kitchen diner, off-road parking, a garage/workshop and a large south-facing rear garden measuring 28 metres.

The house is set back from the road with a lawned area to the left and a driveway for one car to the right.

As you enter the house, you find the separate living room, which features wood laminate flooring throughout, a bay window allowing for lots of natural light and an electric fireplace.

To the rear of the property is the open plan kitchen diner; the same wood laminate flooring runs throughout the ground floor, linking these spaces together. The kitchen features a range of wall and base units with contrasting wood effect countertops and metro tile splashbacks. This room feels light and bright thanks to two glazed doors leading out to the garden from the dining area. A smaller window in the kitchen, and another glazed patio door leading off the kitchen to the side of the house for easy access.

As you move upstairs, you find the three double bedrooms and the family bathroom. The master bedroom is located at the front of the property and features fitted carpets throughout with a picture rail and double-glazed UPVC windows overlooking the front lawn and street.

The third bedroom is also located at the front of the property and is currently set up as a spare bedroom with a single bed and a desk space.

The final bedroom is located to the rear of the property and features double-glazed windows with views over the rear garden, fitted carpets and a



picture rail.

Completing this floor is the family bathroom, comprising a bath with a shower overhead, w/c, bidet, wash basin and heated towel rail.

Externally, the rear garden has a decked seating area and a 23-metre lawn bordered by a range of plants and shrubs. Towards the middle of the garden, a mature apple tree and a wooden swing seat, nestled behind the garage, provide the perfect spot to relax

Completing the outside space is the garage/workshop, which has power and lighting.

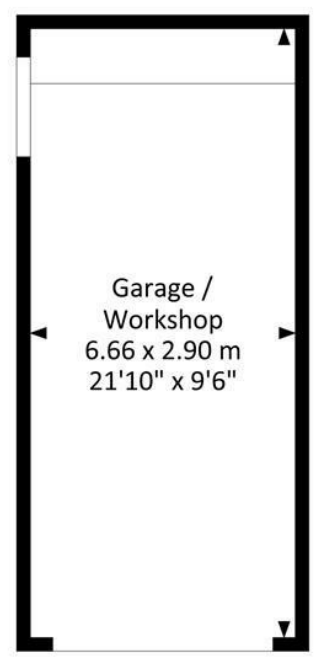
This lovely home has been well maintained by the current owner and is now being sold with no onward chain.



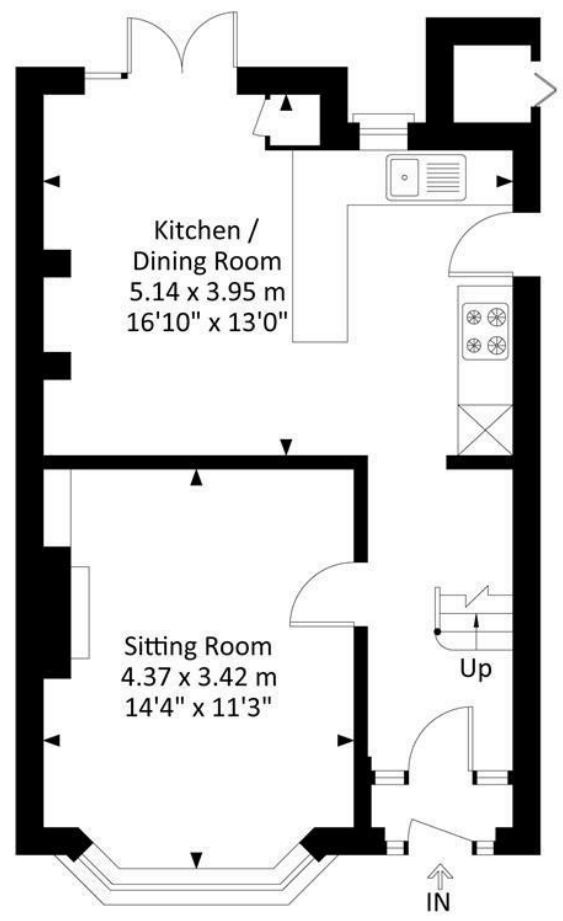


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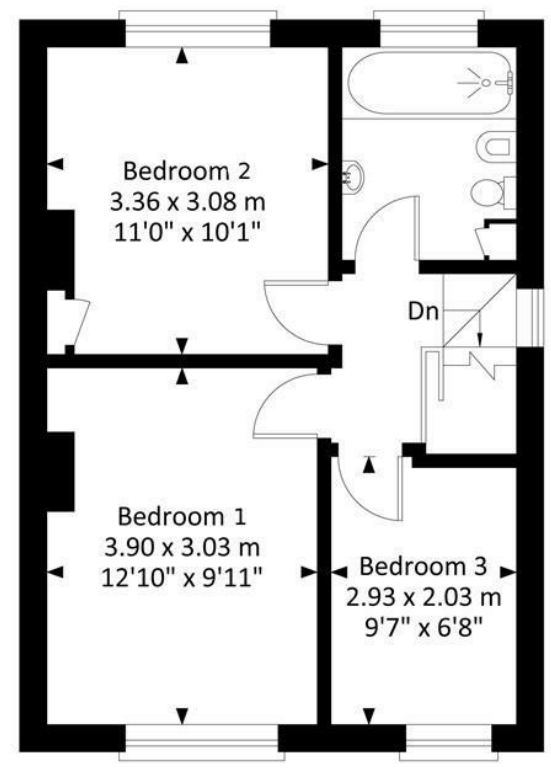
Approximate Gross Internal Area = 79.90 sq m / 860.03 sq ft
 Garage/Workshop Area = 19.31 sq m / 207.85 sq ft
 Total Area = 99.21 sq m / 1067.88 sq ft



Garage/Workshop





Ground Floor



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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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