



## 2 St. Lukes Gardens, Bristol, BS4 4NW

**£400,000**

Rare to the market and situated in a quiet cul de sac, on what was formerly St Luke's Orchard, this charming link detached bungalow is in lovely condition and boasts an idyllic setting next to Victory Park.

Inside, the bungalow features a spacious open-plan kitchen with a dining/sitting area with French Doors opening to the rear, perfect for entertaining guests.

The property also includes a large separate reception with bay window and a fireplace.

There are two double bedrooms, both of good size, and a modern shower room with a large walk in shower enclosure. Outside, the property boasts a garage and parking space, providing convenient and secure storage for vehicles and other belongings. Whilst the enclosed garden with its old dry stone boundary wall, offers plenty of space and privacy. Lovingly maintained by the current owner, this wonderful home is well worthy of an early viewing.

## Entrance Hallway

### Sitting Room

23' x 15'7 (7.01m x 4.75m)



### Kitchen/Dining Room

19'4 x 11'5 (5.89m x 3.48m)



### Bedroom One

13'8 x 10'5 (4.17m x 3.18m)



### Bedroom Two

11'6 x 10'8 (3.51m x 3.25m)



## Shower Room

8'4 x 6'5 (2.54m x 1.96m)



## Garden



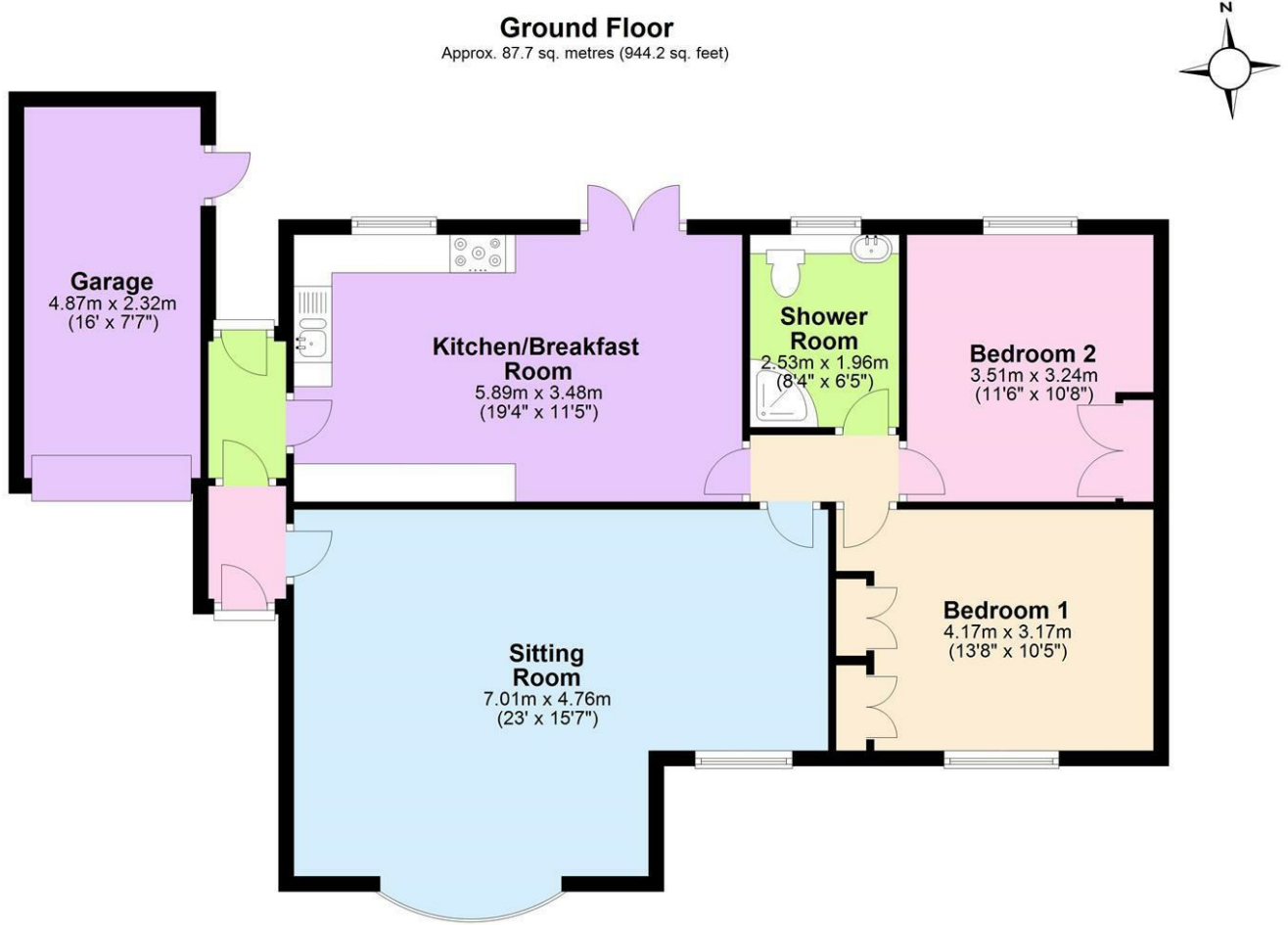
## Garage

16' x 7'7 (4.88m x 2.31m)

## Rear Elevation

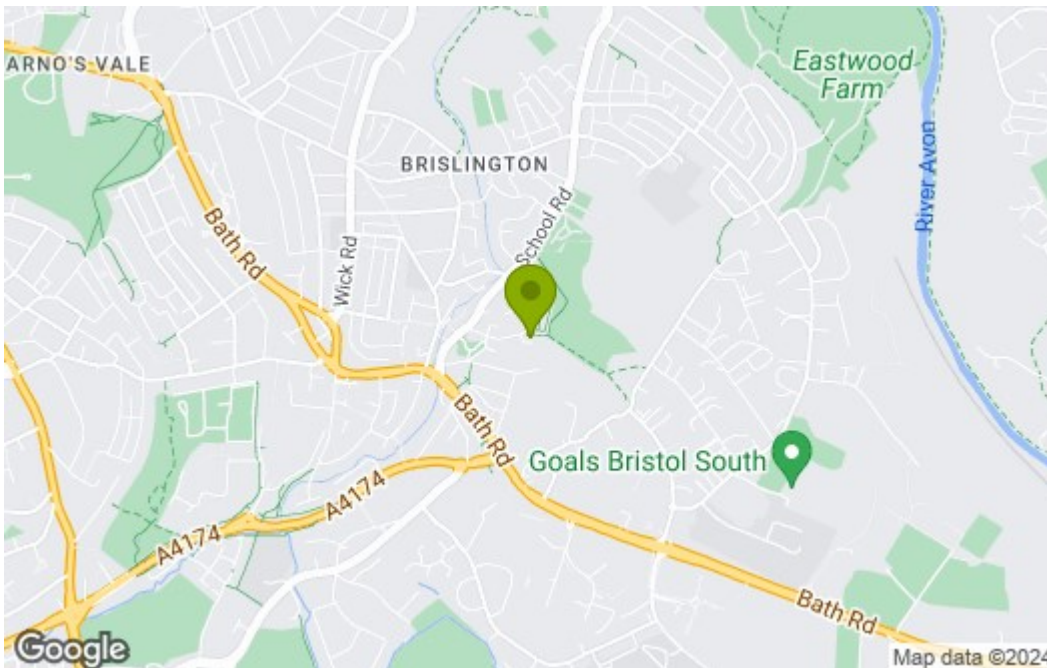


## Floor Plan

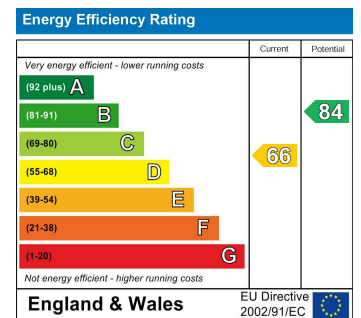


Total area: approx. 87.7 sq. metres (944.2 sq. feet)  
**2 St Lukes Gardens, Bristol**

## Area Map



## Energy Efficiency Graph



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