



**MAGGS
& ALLEN**

34 MUSGROVE CLOSE
LAWRENCE WESTON, BRISTOL, BS11 0SL
Offers Over £330,000

A three-bedroom semi-detached property with off-street parking. Located in a convenient location for major transport links, the property is offered with no onward chain,

Property Details

Occupying an elevated position, the property is accessed via an entrance porch to the front of the property, and from here into a hallway providing access to the lounge and featuring under-stairs storage.

The living space is an open-plan room, currently configured with the lounge to the front - offering great views - and to the rear of the property is the dining room which provides access to the garden via patio doors. The kitchen is sat adjacent and comes fully fitted with a range of base and wall-mounted units. Also on the ground floor is a very sizeable storage space which is ideal for housing bicycles, as well as appliances.

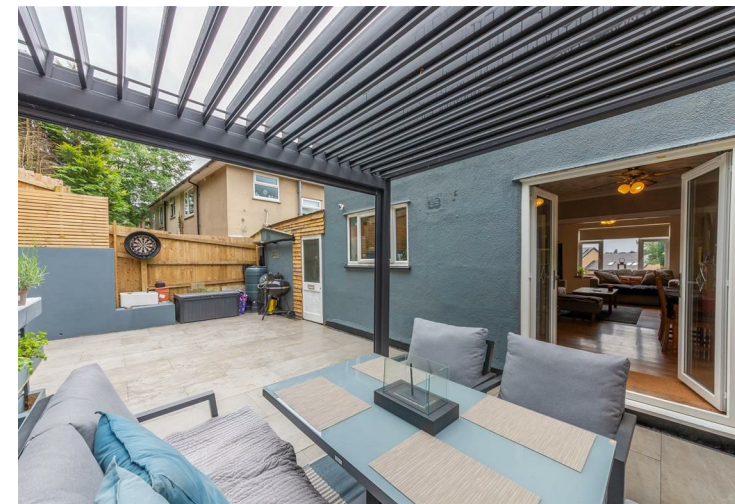
Ascending to the first floor, you will find the three bedrooms- comprising two doubles and one single - and the three-piece modern bathroom which is fitted with a distinctive black suite including shower-over-bath.

Externally, you will find a garden split across two distinct levels; a large patio accessed directly from the property, and on the upper level a lawned area which benefits from the evening sun and offers excellent views. To the front is a well-maintained small garden, and off-street parking.

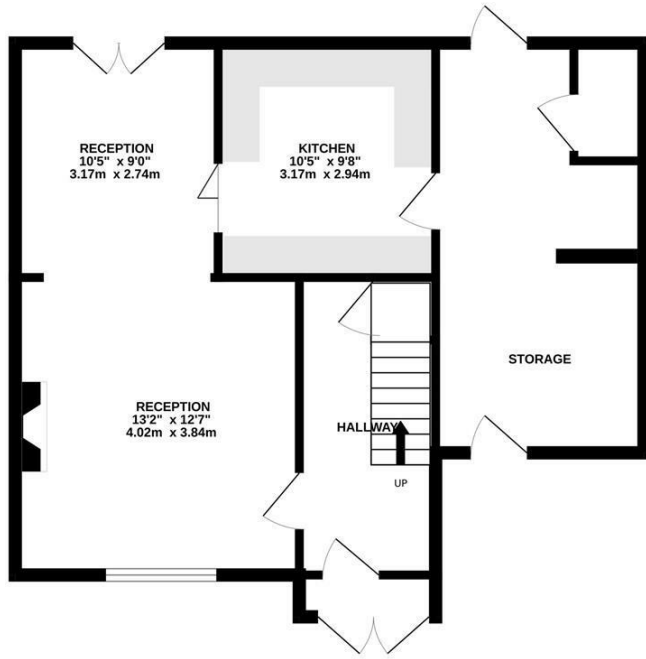
Location

Lawrence Weston is a suburb in the north of Bristol and is a very convenient location given its proximity to major transport links. The area has four primary schools, as well as St Bede's Catholic College and just 5 minutes' walk away there are a number of local shops including a coop and a pharmacy.

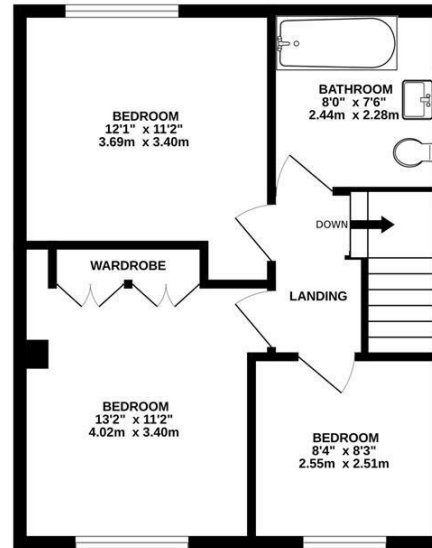
Blaise Castle Estate, a lovely area for walking, is just a short walk away and offers wonderful walks as well as a popular café. The Blaise Inn, a Michelin Guide restaurant, is a within close proximity and is a highly regarded village pub & restaurant.



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Three-bedroom semi-detached property in a quiet cul-de-sac
- Off-street parking
- Recently landscaped garden
- Elevated position with far-reaching views
- Open-plan living space
- Large storage area
- In a convenient location close to major transport links

Guide Price: £330,000

Tenure: Freehold

Council Tax Band: B

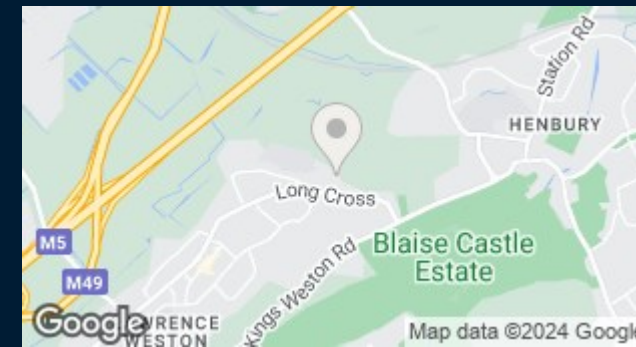
EPC Rating: C

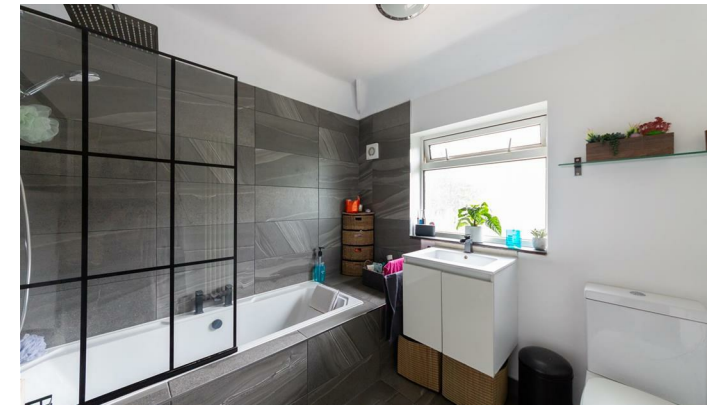
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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