

for sale

£385,000



Lingfield Park Downend BRISTOL BS16 6RN

A well-proportioned three-bedroom home offering spacious accommodation arranged over two floors. The property features a generous lounge with bay window, fitted kitchen, three bedrooms, family bathroom and useful entrance hall, making this an ideal home for families, first-time buyers or investors.

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Entrance Hall

Welcoming entrance hall providing access to the main living accommodation, with stairs rising to the first floor.

Lounge

A generous and inviting reception room featuring an attractive bay window to the front, creating a light and comfortable space for both relaxing and entertaining. Door to kitchen.

Kitchen

A well-proportioned fitted kitchen comprising a range of wall and base units with work surfaces over, together with space for appliances. The room offers ample space for everyday cooking and dining requirements. Window and door to rear garden.

Landing

First-floor landing providing access to all three bedrooms and the family bathroom.

Bedroom 1

A spacious principal bedroom offering generous floor space for a double bed and a range of bedroom furniture. Window to rear aspect.

Bedroom 2

A well-sized second bedroom, suitable for a single bedroom, child's room, home office or dressing room. Window to front aspect.

Bedroom 3

A versatile third bedroom providing useful additional accommodation and ideal as a child's bedroom, study or home office. Window to front aspect.

Family Bathroom

Fitted family bathroom comprising a bath with shower over, wash hand basin and WC, with attractive tiled surrounds. Window to side aspect.

Outside

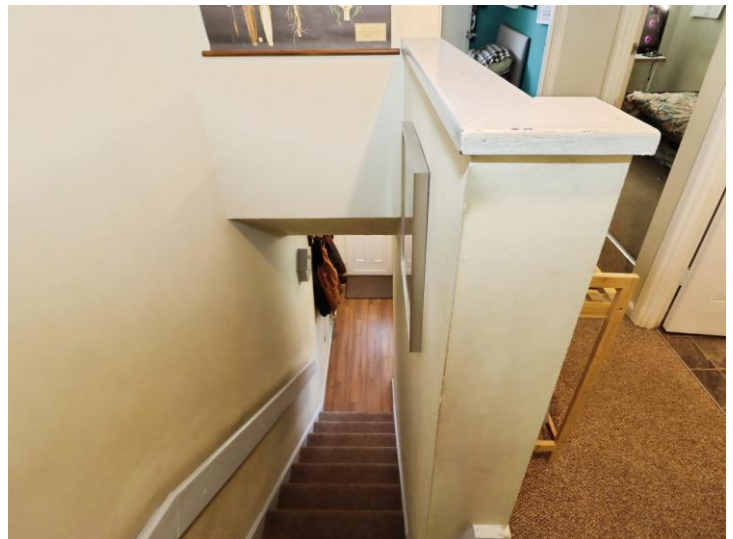
Garage with driveway for numerous vehicles. Garden with patio



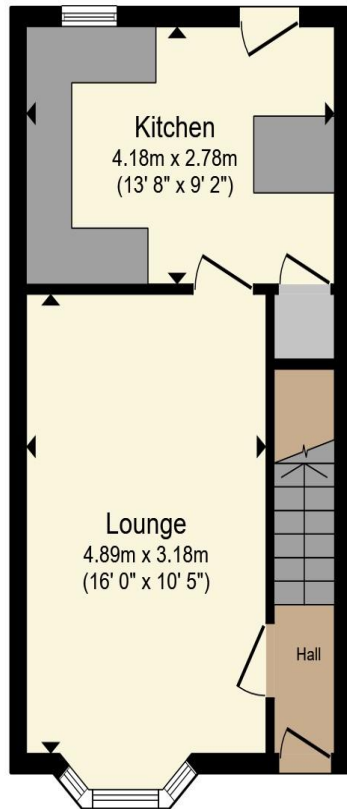
area and mature planting. Access to rear of garage.

Agent's Note:

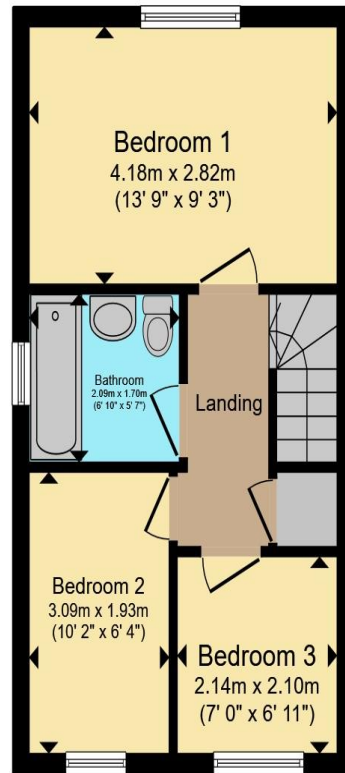
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Ground Floor



First Floor

Total floor area 63.5 m² (683 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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BRISTOL BS16 7AE

Property Ref: EME307251 - 0010

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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