aj homes

Lavender Way,
Bristol, BS32 0LW

PRICE: £280,000

Property Features

- **Two Bedrooms**
- **Conservatory**
- **Popular "Herbs" Location**
- **Beautifully Presented**
- **Gas Central Heating**
- **Off Street Parking**
- **No Onward Chain**

Full Description

Hallway
Stairs rising to 1st floor landing, radiator and door to;

Living room
Double glazed window to front, two radiators and fireplace and door to;

Kitchen/Diner
A range of wall and base units with worksurface over, integrated double oven, gas hob, space for fridge freezer, space for washing machine, composite sink with mixer tap and cupboard housing wall mounted boiler. Radiator, storage cupboard and open to;

Conservatory
UPVC double glazed conservatory with dwarf walling and French doors to rear garden.

Landing
Access to loft and doors to;

Principle Bedroom
Double glazed window to front, radiator, TV point, over stairs airing cupboard with hot water tank,

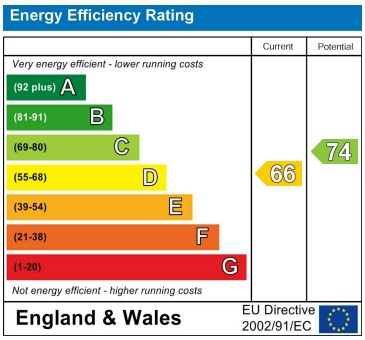
Bedroom 2
Double glazed window to rear, radiator and fitted wardrobes.

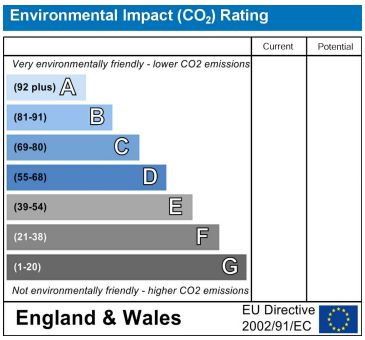
Bathroom
Double glazed obscure window to rear, bath with electric shower over and mixer tap. Low level WC, pedestal hand wash basin with mixer tap and splashback. Part tiled walls.

Rear Garden
Enclosed by fencing, mainly laid to lawn with hardstanding area and gravelled area.

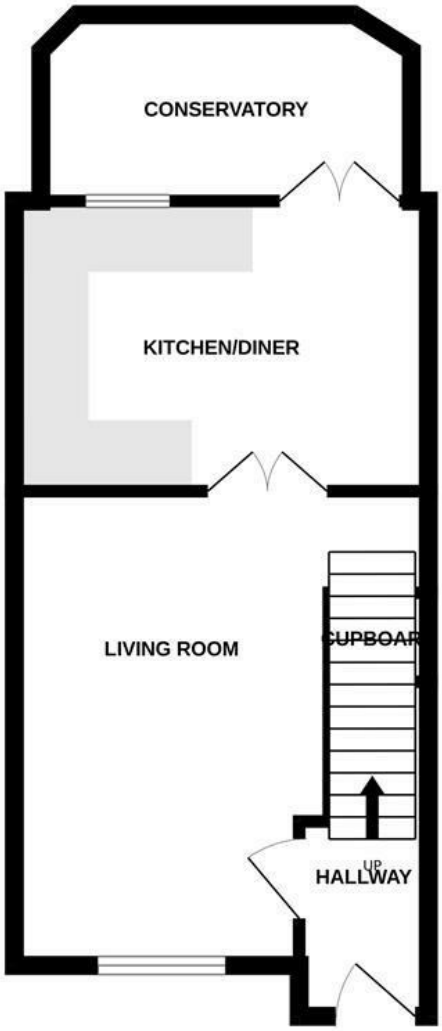
Frontage

Off street parking for two vehicles, pathway leading to front door, gravelled area with mature shrubs and bin storage area.

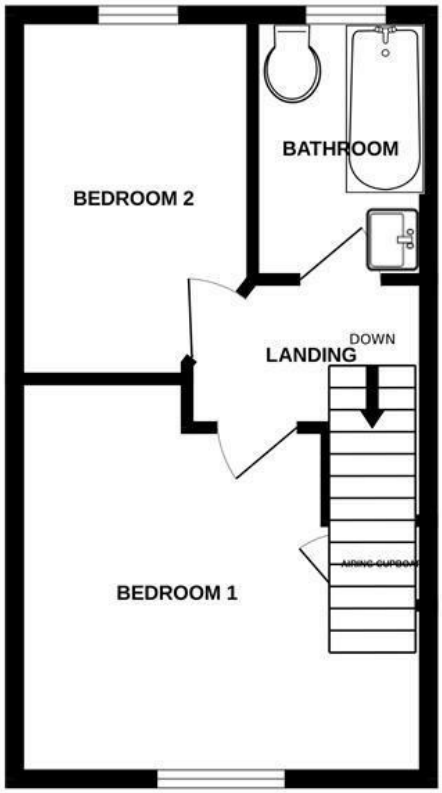




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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