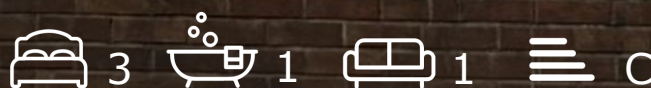




9 Brentry Avenue  
Lawrence Hill, Bristol, BS5 0DL

**Asking price £365,000**



# 9 Brentry Avenue



## Description

This lovely well maintained 3 bedroom victorian style home has a wealth of character and features set with great access both into and out of the city in the increasingly popular BS5 area.

Comprising inner hallway leading to an open plan bay lounge and stylish modern kitchen / dining room with french doors looking on to the pleasant rear garden. There is also a modern fitted bathroom and a utility area. Above are 3 bedrooms.

With Upvc double glazing, gas central heating system supplied by a combination boiler ( Please note that the combination boiler is approx 4 years old and supplies the ground floor radiators and hot water with gas heaters in the upstairs bedrooms). The house also has an enclosed rear garden with rear pedestrian access.

Within easy access to the Bristol to Bath cycle path, Lawrence Hill train and Temple

- 3 BEDROOMS
- OPEN PLAN BAY LOUNGE AND MODERN FITTED KITCHEN / DINER
- MODERN BATHROOM
- UPVC DOUBLE GLAZING
- SITUATED CLOSE TO BRISTOL TO BATH CYCLE PATH
- WELL PRESENTED DOUBLE BAY FRONTED VICTORIAN STYLE HOME
- OVERHAULED ROOF APPROX 6 YEARS AGO WITH VELUXE WINDOW FOR NATURAL LIGHT
- MATURE LAWNED REAR GARDEN
- GAS HEATING SYSTEM ( COMBINATION BOILER APPROX 4 YEARS OLD) TO THE GROUND FLOOR
- A SHORT STROLL FROM LAWRENCE HILL TRAIN STATION

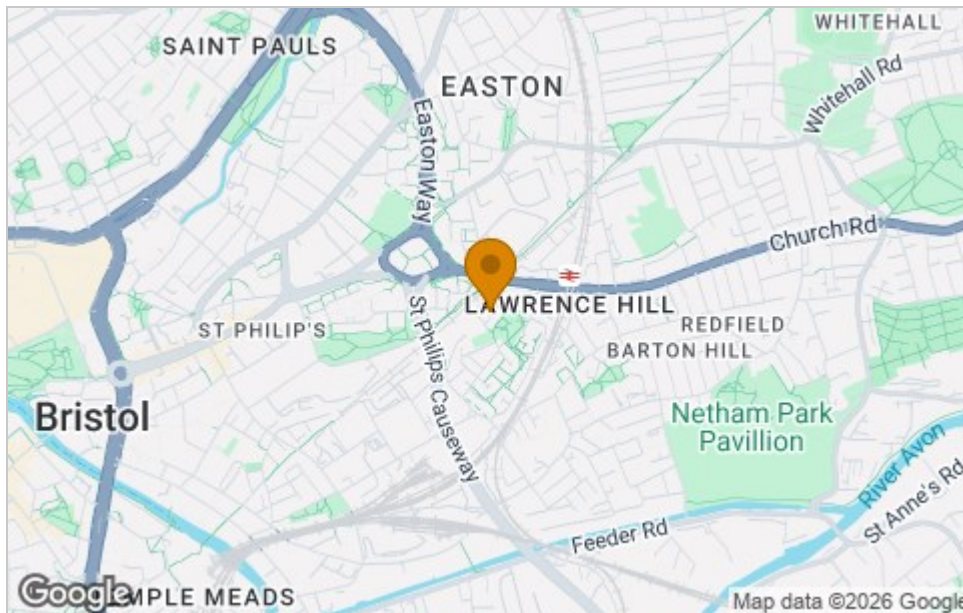




## Floor Plan



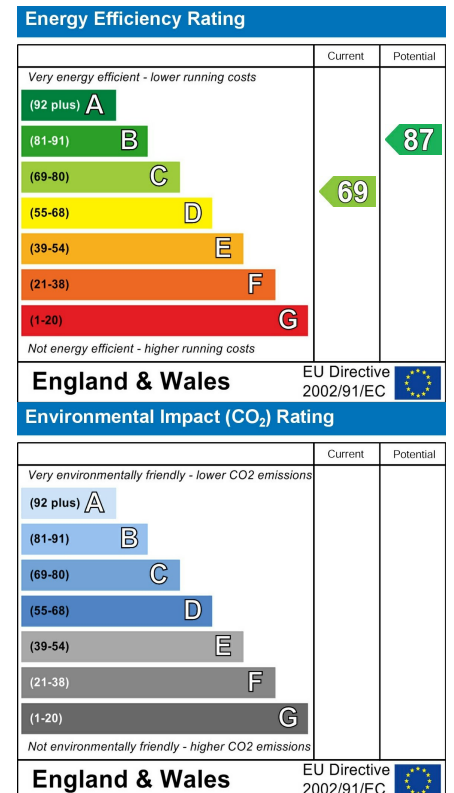
## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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