



**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



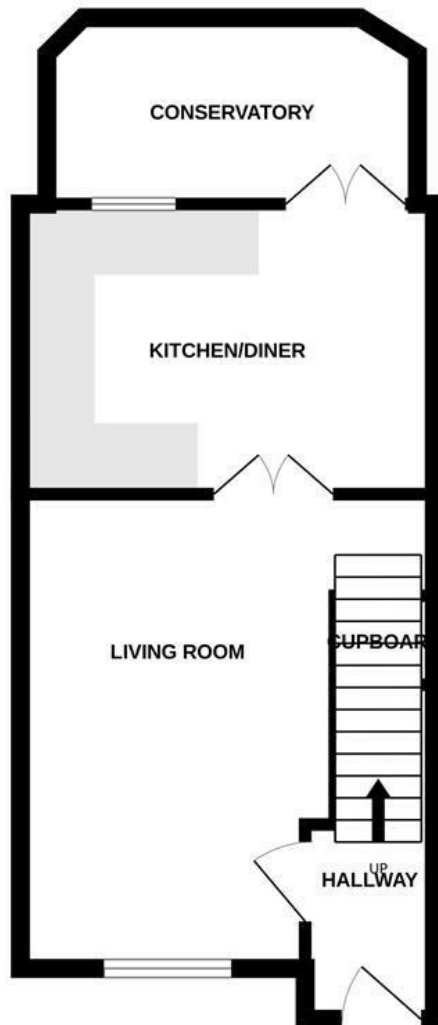
Off street parking for two vehicles, pathway leading to front door, gravelled area with mature shrubs and bin storage area.



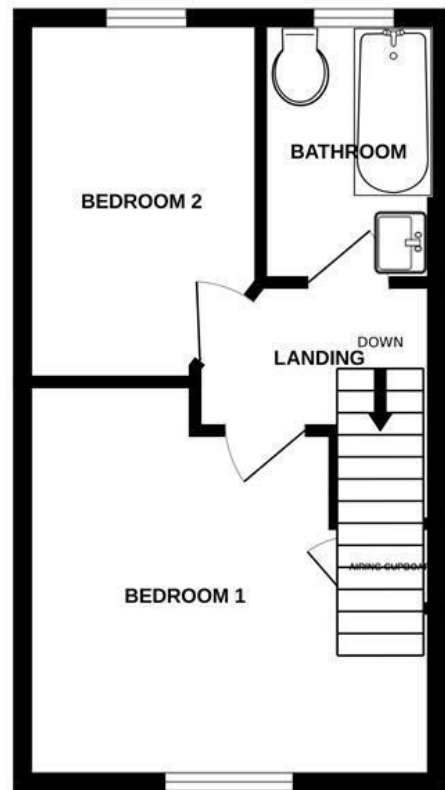
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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