







113 Lawn Road
Fishponds Bristol BS16 5BN

Offers in the region of £340,000

HUNTERS®
HERE TO GET *you* THERE

- Fabulous period mid terrace home!
- Within walking distance to Fishponds high street
- Stylish and modern first floor bathroom
- Contemporary fitted kitchen
- Superb first time buyer with no chain!
- Lovely tree lined residential position
- 2 double bedrooms
- Boasting plenty of character
- Enclosed rear garden with storge
- Carpeted and boarded loft space

Nestled in the charming area of Lawn Road, Bristol, this delightful two-bedroom house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a warm and welcoming atmosphere, perfect for first time buyers looking for a peaceful retreat.

As you step inside, you will find a well-designed layout that maximises space and natural light. The living area is both cosy and functional, providing an ideal setting for relaxation or entertaining guests. The kitchen is equipped with essential amenities, making it a practical space for culinary enthusiasts to whip up delicious meals.

The two bedrooms are generously sized, offering ample room for furnishings and personal touches. Each room provides a tranquil space to unwind after a long day, ensuring a restful night’s sleep. The property also features a stylish well-maintained bathroom, designed for convenience and comfort.

Outside, the house is complemented by a good size rear garden, perfect for enjoying the fresh air or hosting summer barbecues. The location on Lawn Road is particularly appealing, with easy access to local amenities, schools, and parks, making it an ideal choice for families and professionals alike.

In summary, this two-bedroom house on Lawn Road is a wonderful opportunity to secure a lovely home in a sought-after area of Bristol. With its inviting interiors and convenient location, it is sure to attract those looking for a blend of comfort and practicality. Do not miss the chance to make this charming property your own.





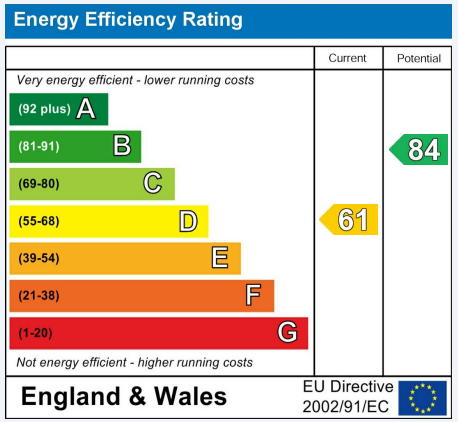






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

ANTI-MONEY-LAUNDERING - Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

Viewing

Please contact our Hunters Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require further information.

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The Property Ombudsman