



35 Brentry Avenue

Lawrence Hill, Bristol, BS5 0DL

**Asking price £350,000**





# 35 Brentry Avenue



## Description

Welcome to this well-presented 2 bed period home nestled away in Lawrence Hill onlooking the local park. With cycle paths, the Lawrence Hill train station and bus routes into the city nearby, this property is ideal for first time buyers!

As you enter, you are greeted by a modern open-plan kitchen diner featuring lovely french doors looking out onto the garden. Upstairs you'll find a spacious master bedroom, a second double bedroom and a modern family bathroom with a walk-in shower. To the rear you'll find a well-maintained garden with a deck and a good sized shed.

Further benefits include double glazing, gas central heating from a combination boiler and much more! Call now to book a viewing !!

- NEXT TO GAUNTS HAM PARK
- NEAR LAWRENCE HILL TRAIN STATION
- CLOSE TO CYCLE PATHS
- GARDEN WITH DECKING
- DOUBLE GLAZING
- 2 DOUBLE BEDROOMS
- SPACIOUS OPEN-PLAN KITCHEN DINER
- MODERN BATHROOM
- COSY LOUNGE
- GAS CENTRAL HEATING



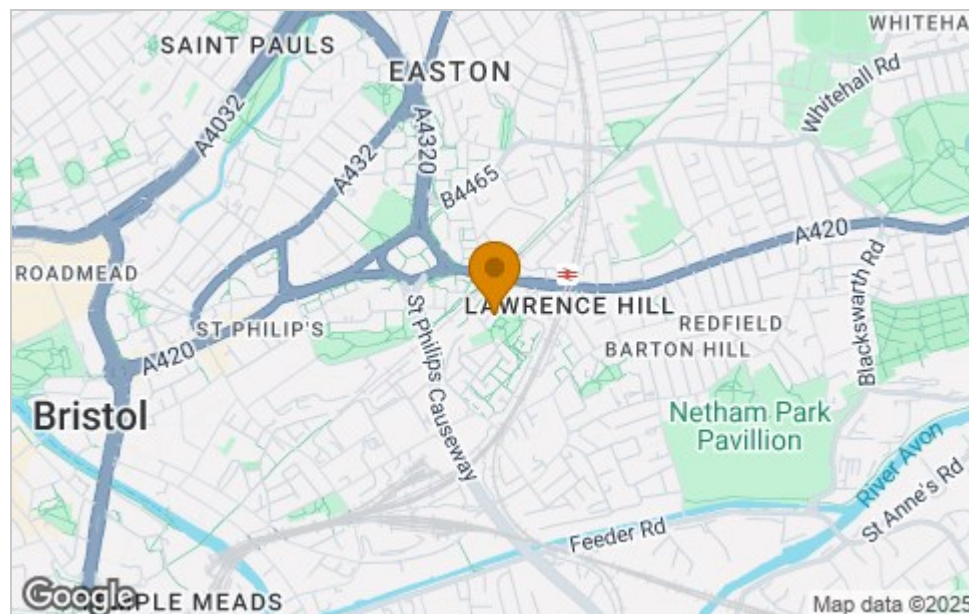




## Floor Plan



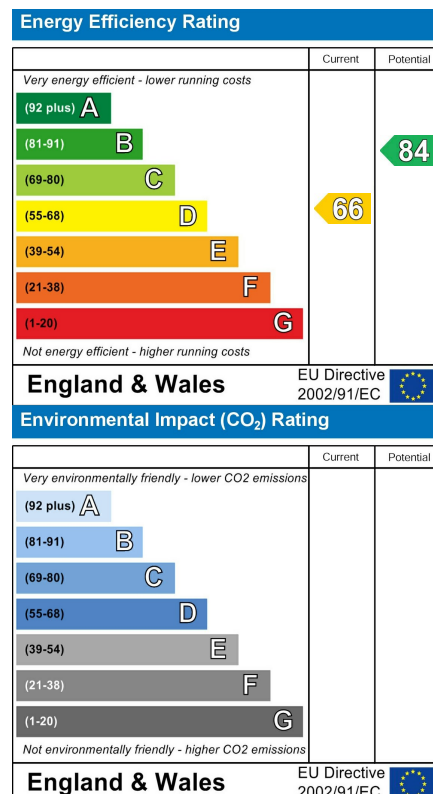
## Area Map



## 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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