



14 Duncombe Lane,  
Speedwell, Bristol, BS15 1NR

**Asking price £375,000**



# 14 Duncombe Lane,



## Description

Welcome to this well-presented semi-detached 3 bedroom home nestled away just a short stroll away from the Coombe Brook Nature Reserve. Offering off-street parking, a generous rear garden and with local shops, cafes and amenities nearby as well as the Bristol Brunel Academy, this property is ideal for first time buyers and families alike!

Comprising of inner hallway leading a lovely bay lounge featuring a period fireplace. To the rear you'll find a modern kitchen diner with french doors looking out onto the garden and a downstairs WC. Upstairs you'll find two double bedrooms, a third single bedroom and a modern family bathroom. Outside is a great sized rear garden with a workshop/shed.

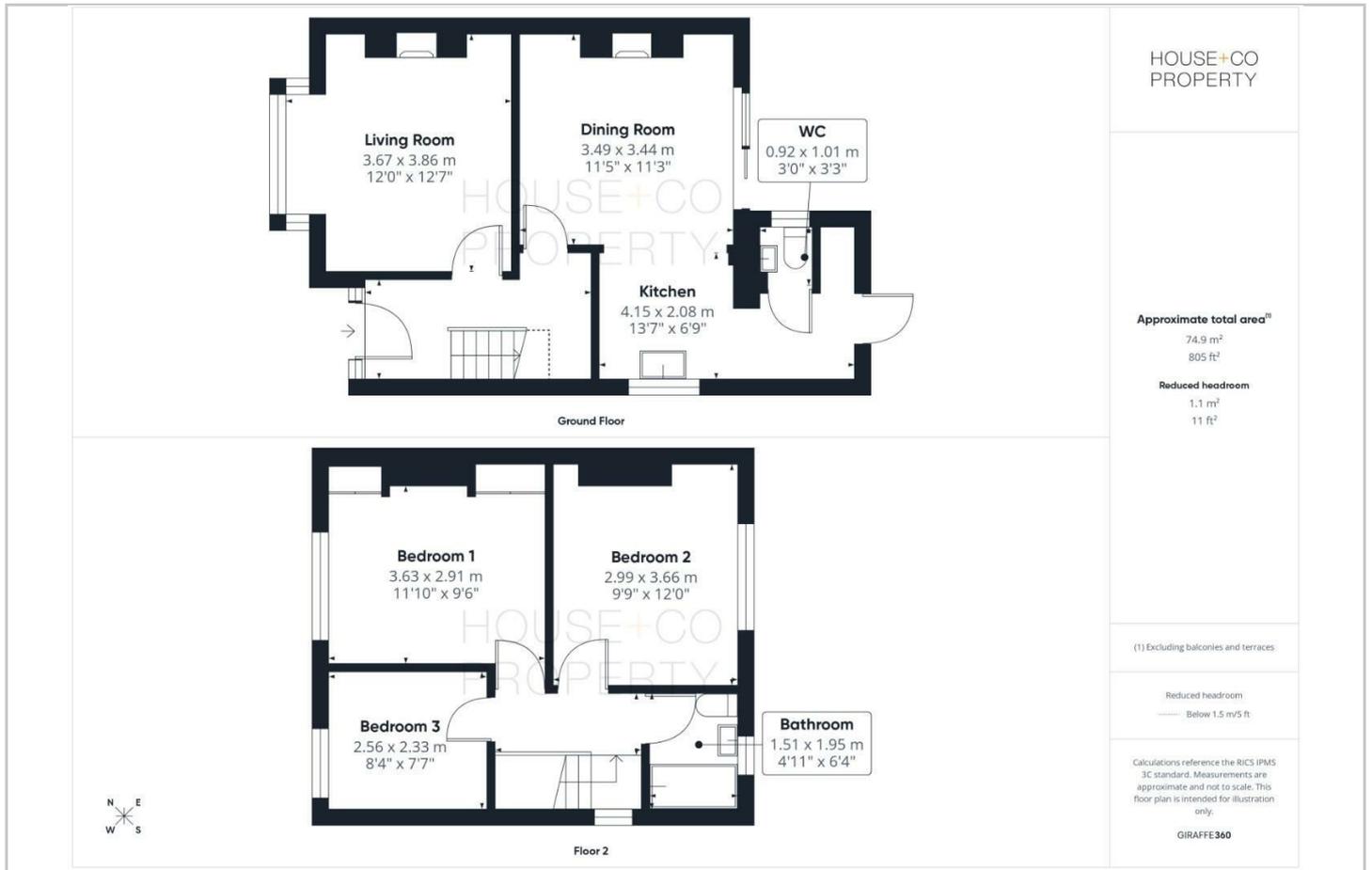
Further benefits include double glazing, gas central heating from a combination boiler and much more!! Call now to book a viewing !!

- SEMI-DETACHED
- DRIVEWAY
- NEAR COOMBE BROOK NATURE RESERVE
- GREAT SIZE GARDEN
- DOWNSTAIRS WC
- 3 BEDROOMS
- BAY LOUNGE
- MODERN KITCHEN DINER
- MODERN BATHROOM
- DOUBLE GLAZING

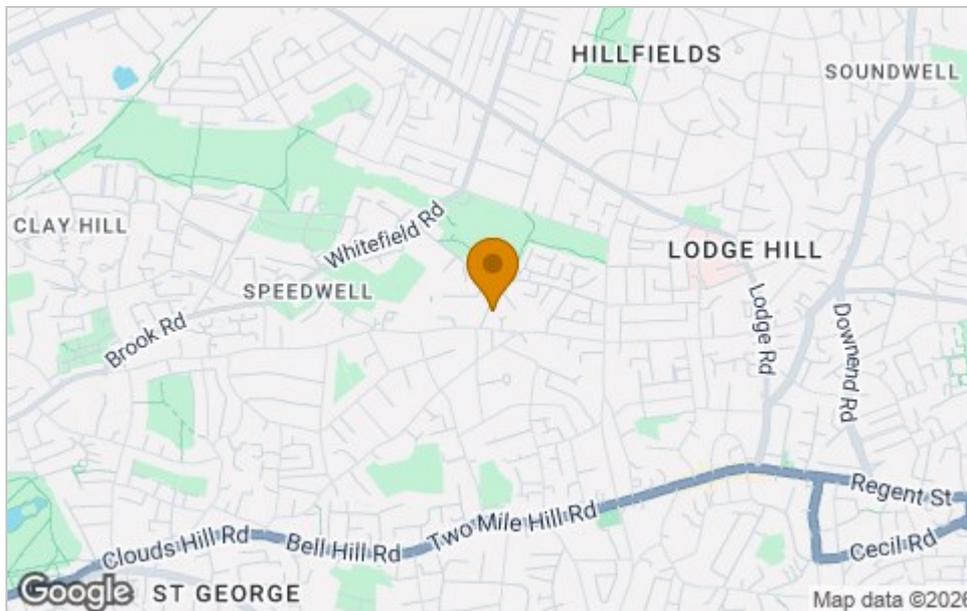




## Floor Plan



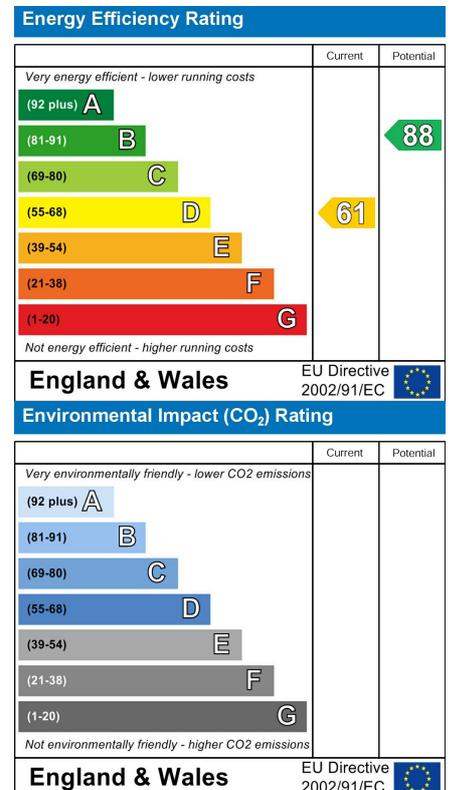
## Area Map



## 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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