

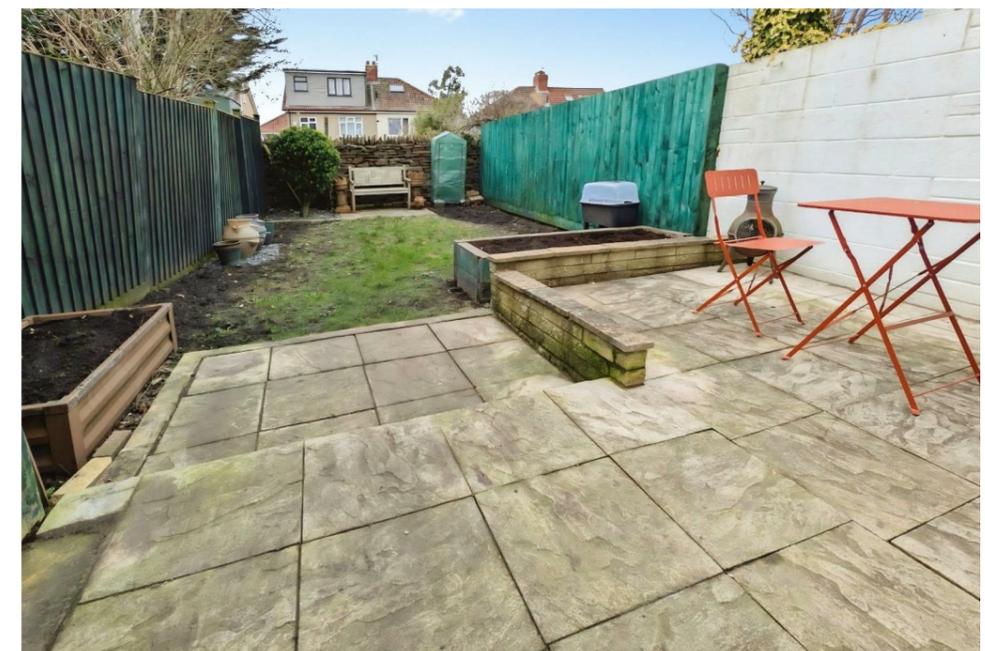


Lawn Road,
Bristol,
BS16 5AY

£375,000



Hunters are delighted to present this charming 2 bedroom Victorian double bay fronted terraced home located on the desirable Lawn Road in Fishponds, Bristol. Built @1900, this mid-terrace property boasts a generous 861 square feet of living space, making it an ideal family home. Upon entering, you are welcomed into a snug living room that showcases delightful Victorian features, including a beautiful fireplace, high ceilings, and a bay window that floods the room with natural light. The heart of the home is the spacious and extended open-plan kitchen and dining area, which is perfect for entertaining. French doors lead out to a well-maintained garden, providing a seamless transition between indoor and outdoor living. Additionally, the ground floor includes a convenient utility and a downstairs cloakroom. As you ascend to the first floor, you will find two generously sized double bedrooms. The master bedroom, located at the front of the house, benefits from dual aspect, light and a charming bay window, creating a lovely open atmosphere. Completing this level is a modern family shower room, designed for both comfort and convenience. Externally, the property offers on-street parking at the front, while the rear garden features a lovely patio area and a lawned section, perfect for enjoying the outdoors. Situated on the increasingly popular Lawn Road, this characterful home is conveniently located near local shops, amenities, and excellent transport links, including easy access to bus routes and the Bristol Ring Road. The nearby Bristol to Bath cycle path adds to the appeal for those who enjoy outdoor activities. Don't miss the opportunity to make this delightful Victorian terrace your new home. Chain Free.



The property benefits from many natural wood stripped internal doors with brass handles and other period features.

GROUND FLOOR

Feature composite wood grain effect entrance door into...

HALL

Feature laminate wood grain effect floor, staircase to first floor, dado rail, cupboard containing electric meters.

LOUNGE 13'11" x 9'4"

Maximum overall into a feature UPVC double glazed bay window with stylish window shutters, feature cast iron fireplace with inlay pictorial tiles, period ceiling coving, radiator.

OPEN PLAN KITCHEN/DINING ROOM 18'0" x 15'7"

Fitted with a stunning range of high gloss finished wall, floor and drawer storage cupboards to incorporate a built in oven, glass top hob, extractor fan above, integrated dishwasher and upright integrated fridge/freezer, single drainer stainless steel sink unit with mixer taps over, feature laminate wood grain effect floor, concealed ceiling spotlights, radiator, UPVC double glazed French doors opening onto the rear garden, peninsular breakfast bar with two stools, feature tiled splash backs opening into...

UTILITY/CLOAKROOM 3'1" x 3'11"

Space for washing machine with fitted shelf over, UPVC double glazed and frosted window to rear, tiled floor, door into...

UTILITY AREA

Space for washing machine with fitted shelf over, UPVC double glazed and frosted window to rear, tiled floor, door into...

CLOAKROOM

White suite of low level WC and corner wash basin, tiled floor and matching splashbacks.

FIRST FLOOR LANDING

Access to roof space with aluminium pull down ladder.

BEDROOM 1 15'7" x 13'9"

Maximum overall into a UPVC double glazed bay window with additional window alongside offering lovely outlook towards open green space/play area and church beyond, radiator, feature cast iron fireplace.

BEDROOM 2 11'3" x 8'11"

UPVC double glazed window to rear with feature window shutters, radiator, cupboard housing Vaillant gas combination boiler for hot water and central heating.

SHOWER ROOM (FORMER BATHROOM) 8'2" x 6'6"

Luxuriously appointed with a stunning white suite of vanity wash basin and low level WC, large walk-in enclosure with a built in thermostatically controlled shower, tiled floor, contemporary wall tiling, concealed ceiling spotlights, UPVC double glazed and frosted window to rear, heated towel rail.

EXTERIOR

GARDEN

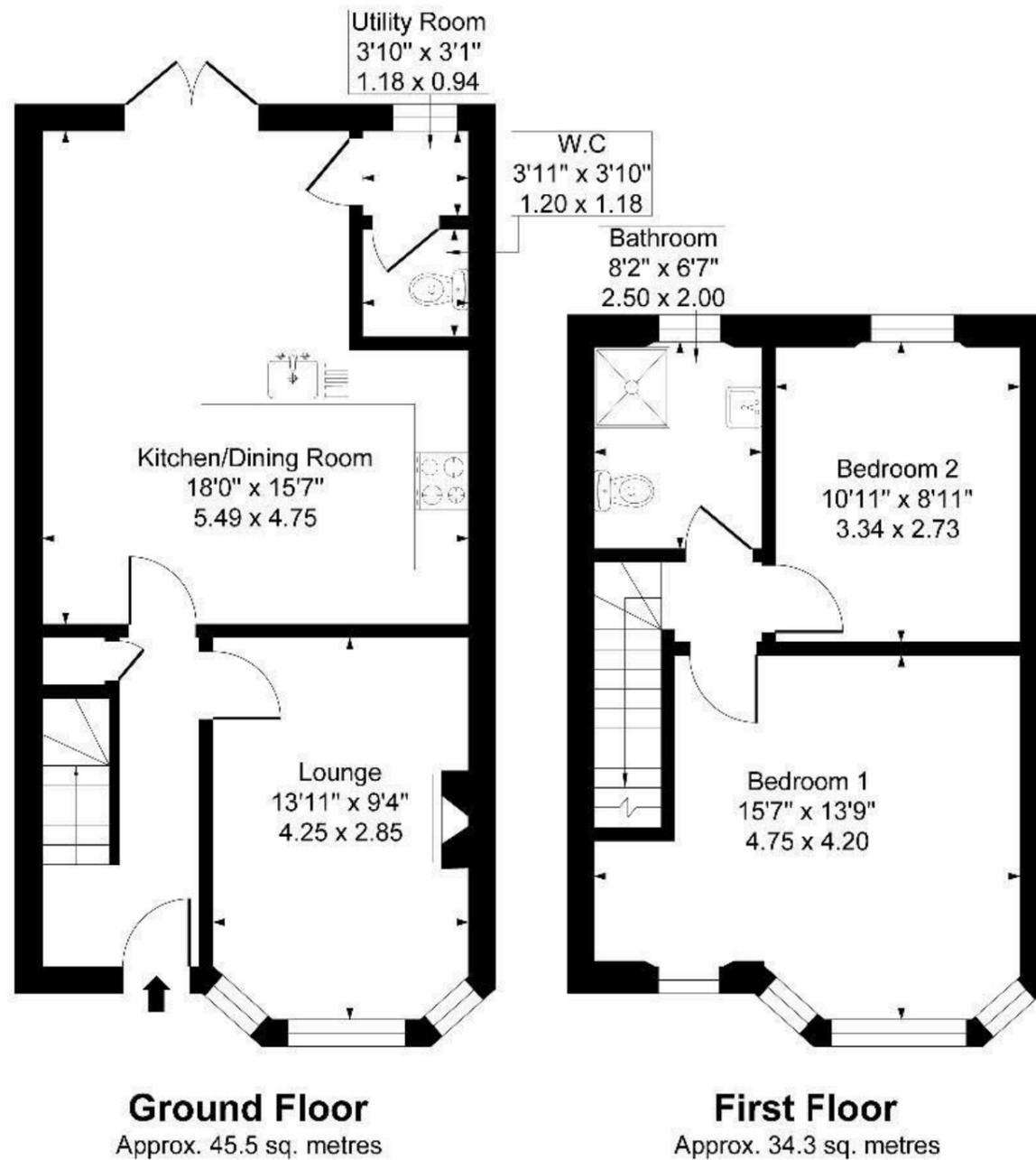
Arranged principally to the rear of the property the attractive landscaped rear garden offers an initial paved terrace enjoying a high degree of privacy extending onto a level section of lawn with timber built and raised beds and borders ready for planting. At the far end of the rear garden there is a decorative gravelled surface alongside another paved patio, timber garden shed. The rear garden stands within well established natural stone fenced timber and block built boundaries.

AML (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"

41 Lawn Road
 Approximate Gross Internal Area
 79.80 sq m / 859 sq ft
 (CH = Ceiling Heights)

Tenure: Freehold
 Council Tax Band: B



- 2 double bedrooms
- Victorian terrace charm
- Spacious open-plan kitchen
- Snug living room with fireplace
- Modern family shower room
- Enclosed garden with patio
- On-street parking available
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended - Chain Free

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	76

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	

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.