



**Connells**

Lavers Close  
Bristol



## Property Description

This three-bedroom property is a must see! Offered with no onward chain, this newly updated home presents a fantastic opportunity for anyone looking to put their own stamp on a property. Newly painted throughout along with new carpet, this is a turn-key property. Particularly with a separate side plot which is included in the sale. The ground floor begins with a welcoming hallway leading to a spacious living room, a handy downstairs cloakroom, a large storage cupboard and the kitchen. The living room flows into a rear dining area that overlooks the garden, creating a sociable space for relaxing or entertaining. The kitchen, located at the back of the property, also provides access to the garden.

Upstairs you'll find three well-proportioned bedrooms, a family bathroom, and additional storage off the landing. The rear garden is a generous size, mainly laid to lawn with a patio area directly off the kitchen. There are further garden areas to the front of the property, and a driveway space is situated in a nearby bay of three to the side. Located close to both Hanham and Kingswood High Streets and with the A4174 Ring Road within easy reach, this property is also well positioned for local schooling. OFSTED Good options nearby include Courtney Primary School and Barrs Court Primary School.

## Entrance

Front garden, with gate access. To the right of the property is a driveway space is situated in

a nearby bay of three. Side access to the garden.

## Hallway

Hallway leading to a living room, downstairs cloakroom on the right along with a large storage cupboard.

## Living Room

13' 3" x 11' 3" ( 4.04m x 3.43m )

Double glazed bay window to the front aspect, carpeted flooring, smooth ceilings, and a radiator.

## Dining Room

9' 9" x 7' 11" ( 2.97m x 2.41m )

Double glazed window to the rear aspect, wood effect flooring, smooth ceilings, and a radiator.

## Kitchen

11' 3" x 7' 10" ( 3.43m x 2.39m )

Double glazed window to the rear aspect and double glazed door opening to the rear, range of wall and base units with worktops over, electric hob with low-level electric oven, space for washing machine, stainless steel sink with mixer tap, space for freestanding fridge freezer, tiled flooring, smooth ceilings, and a radiator.

## Upstairs Landing

Leads into three separate bedrooms, along with a storage cupboard at the rear end along

with a separate room where the boiler is positioned.

### **Bedroom One**

11' 1" x 10' 1" ( 3.38m x 3.07m )

Double glazed window to the front aspect, carpeted flooring, and a radiator.

### **Bedroom Two**

11' 2" x 11' 1" ( 3.40m x 3.38m )

Double glazed window to the rear aspect, Carpeted flooring and a radiator.

### **Bedroom Three**

10' x 6' 6" ( 3.05m x 1.98m )

Double glazed window to the front aspect, carpeted flooring and a radiator.

### **Front Garden**

Pathway leading to the main entrance, planted borders, bin storage area, and enclosed by low-level walls.

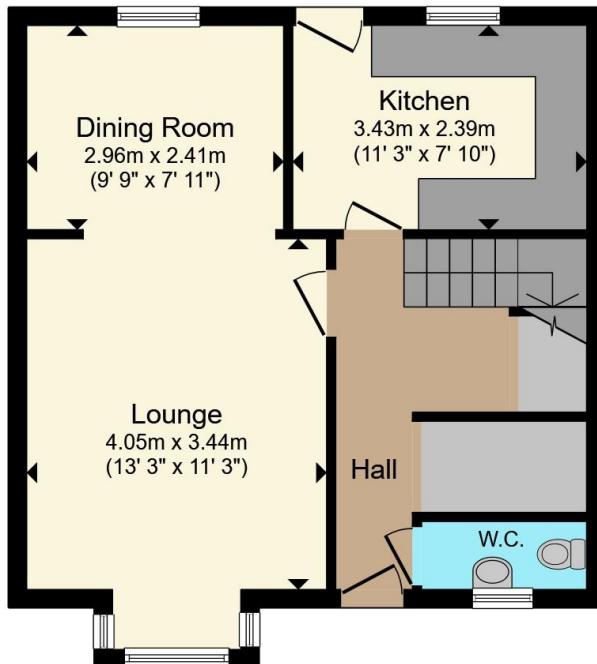
### **Rear Garden**

Laid mainly to lawn with paved seating area, garden shed, enclosed by fencing, and side access.

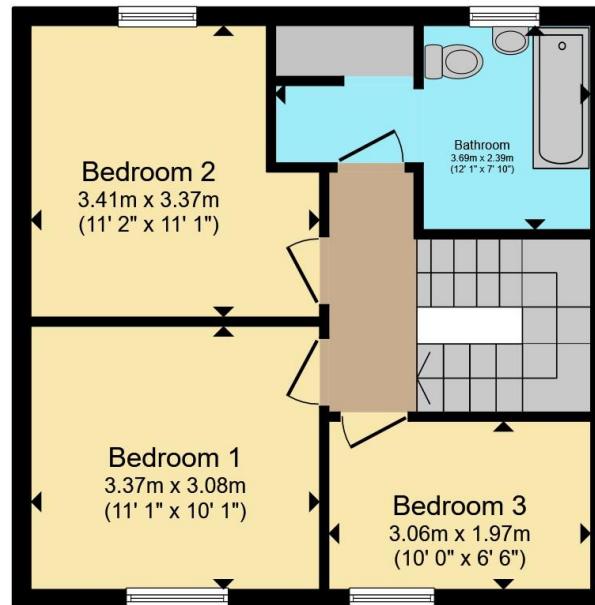








**Ground Floor**



**First Floor**

Total floor area 87.1 m<sup>2</sup> (938 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
 Band: B

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Tenure: Freehold



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