47 Lawn Road, Fishponds, Bristol, BS16 5AY

Offers In The Region Of £350,000

HUNTERS®
HERE TO GET *you* THERE

- Charming period terrace in popular tree-lined road
- White bathroom suite
- Contemporary atmosphere and some original features
- Impressive kitchen with included appliances
- Tree-lined road location
- 3 spacious first floor bedrooms
- 2 characterful reception rooms
- No chain - ready to move
- Enclosed rear garden with privacy
- Close to Fishponds High Street shops, cafes and independent shops

Nestled on the picturesque Lawn Road in Fishponds, Bristol, this charming period terrace house, dating back to the early 1900s, offers a delightful blend of contemporary living and original character. With three spacious bedrooms and a white bathroom suite, this home is perfect for professionals, young families, and first-time buyers alike.

As you step inside, you will be greeted by two characterful reception rooms, each adorned with natural wood stripped floors creating a warm and inviting atmosphere. The impressive kitchen comes equipped with a range of modern appliances, making it a joy for any home cook.

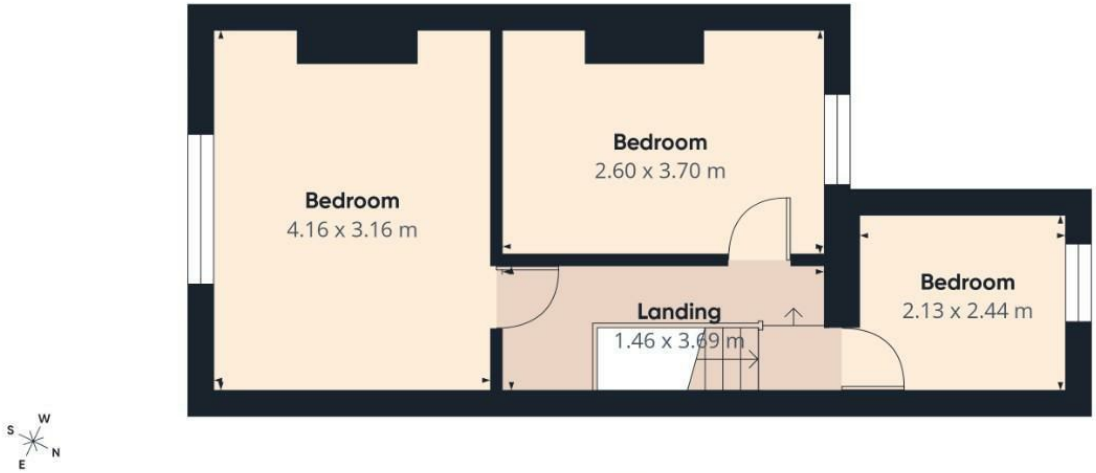
The property boasts an enclosed rear garden, providing a private outdoor space for relaxation or entertaining. Additionally, the lovely open green space in front of the house enhances the appeal of this charming residence.

Outstanding potential to create a roof conversion (subject to the necessary planning and building regulations approval).

Situated within a pleasant walking distance to Fishponds' lively High Street, residents can enjoy a variety of cafes, restaurants, and independent shops, ensuring that all your daily needs are conveniently met.

This spacious three-bedroom home, with its unique blend of period features and modern comforts, is a rare find in a sought-after location. Don't miss the opportunity to make this delightful property your new home.

Floor 0



Floor 1

Approximate total area(1)
72.4 m²

Reduced headroom
0.5 m²

(1) Excluding balconies and terraces

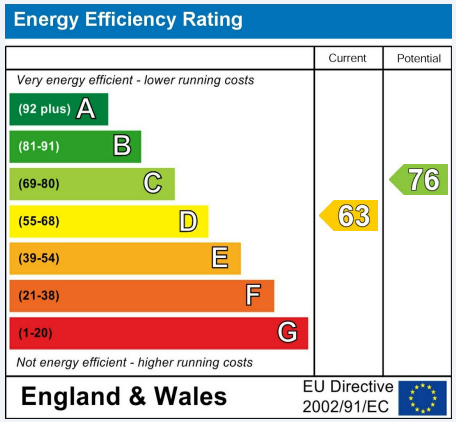
Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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