



**Lacock Drive, Bristol**  
, BS30 7HD

**Guide Price £320,000**

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HERE TO GET *you* THERE



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**1**



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# Lacock Drive, Bristol

## DESCRIPTION

Presenting this immaculate semi-detached property, offered for sale with no onward chain, located in a sought-after area that boasts excellent public transport links, nearby schools, and a range of local amenities. This inviting home is ideal for first time buyers or families seeking a move-in-ready residence.

Upon entering, you are greeted by a entrance hallway that leads to a spacious, light and airy lounge that features patio doors and provides seamless access to a conservatory. The conservatory itself extends the living space and offers direct access to a private enclosed garden, creating a perfect environment for relaxing or entertaining. The thoughtfully designed kitchen is positioned to the front of the property, providing ample workspace.

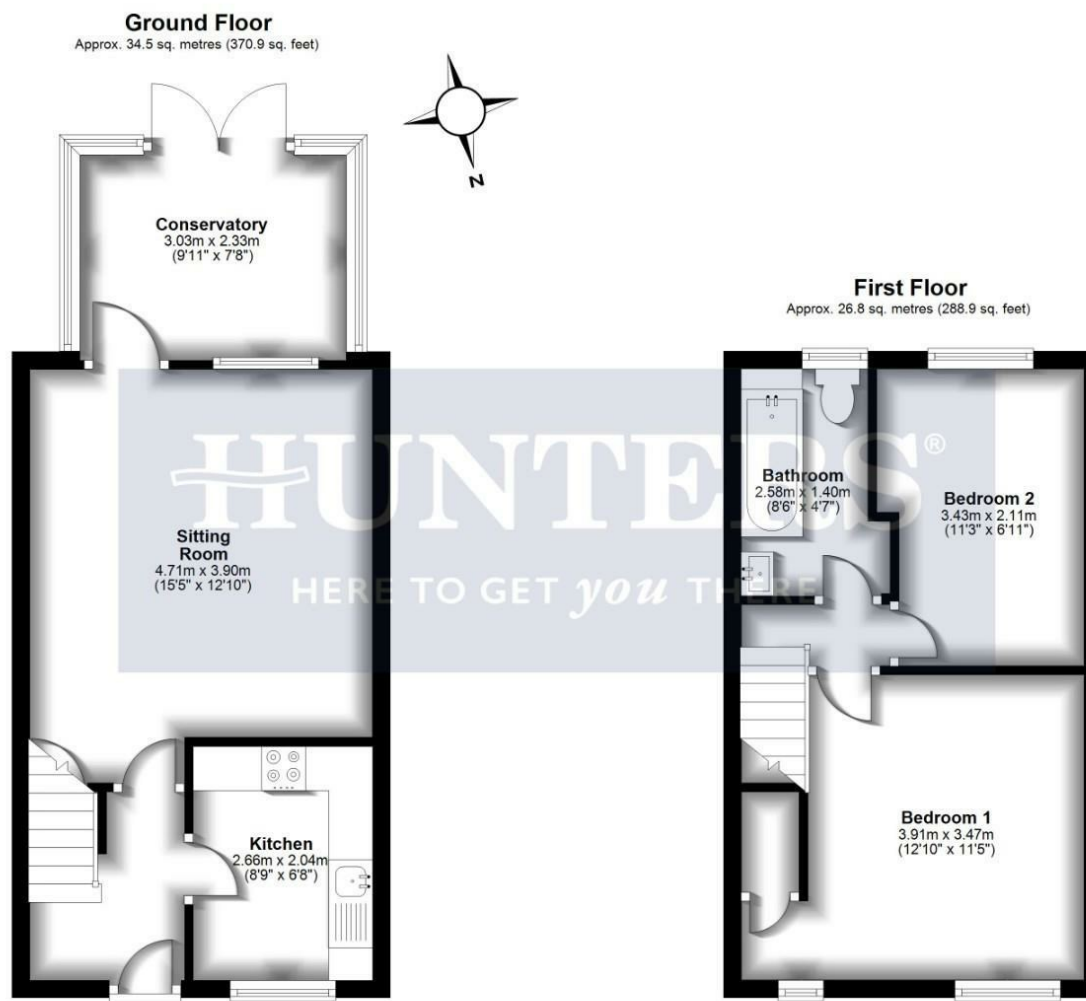
This residence comprises two well-proportioned double bedrooms. The contemporary, modern bathroom completes this layout.

For those requiring practical amenities, the property offers off street parking and a garage, ensuring ample space for vehicles and storage. The private, enclosed garden further enhances the appeal, providing a secure and peaceful outdoor area.

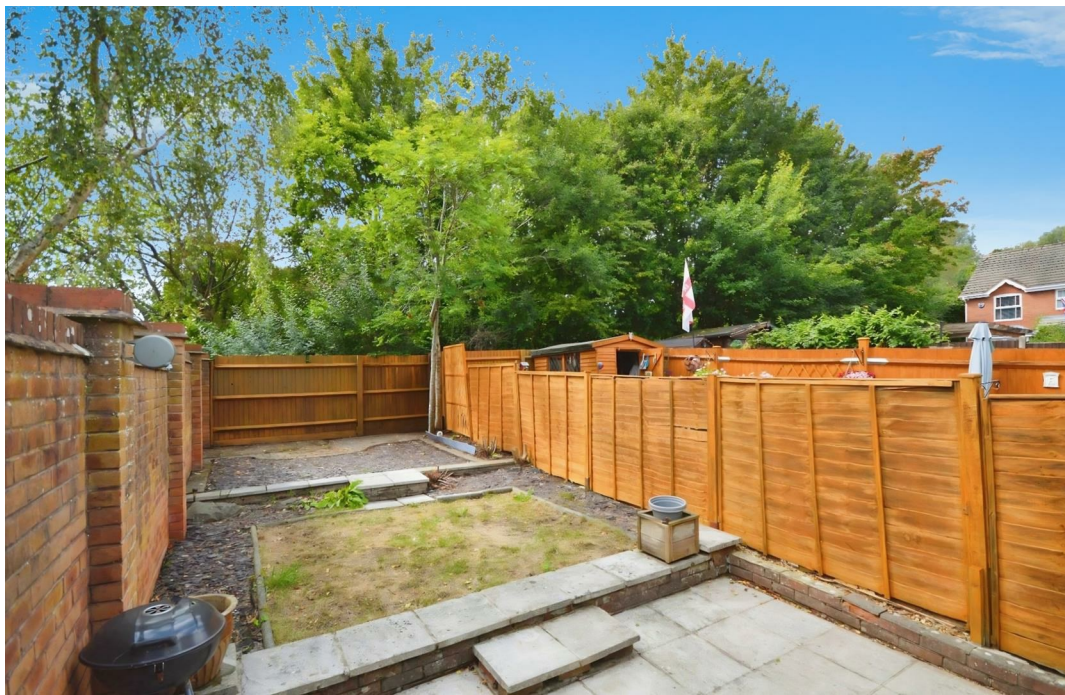
Situated within easy reach of local schools and excellent public transport, this semi-detached home stands as an excellent purchase opportunity. With its immaculate presentation, sought-after location, and desirable features, early viewing is highly recommended to avoid disappointment.



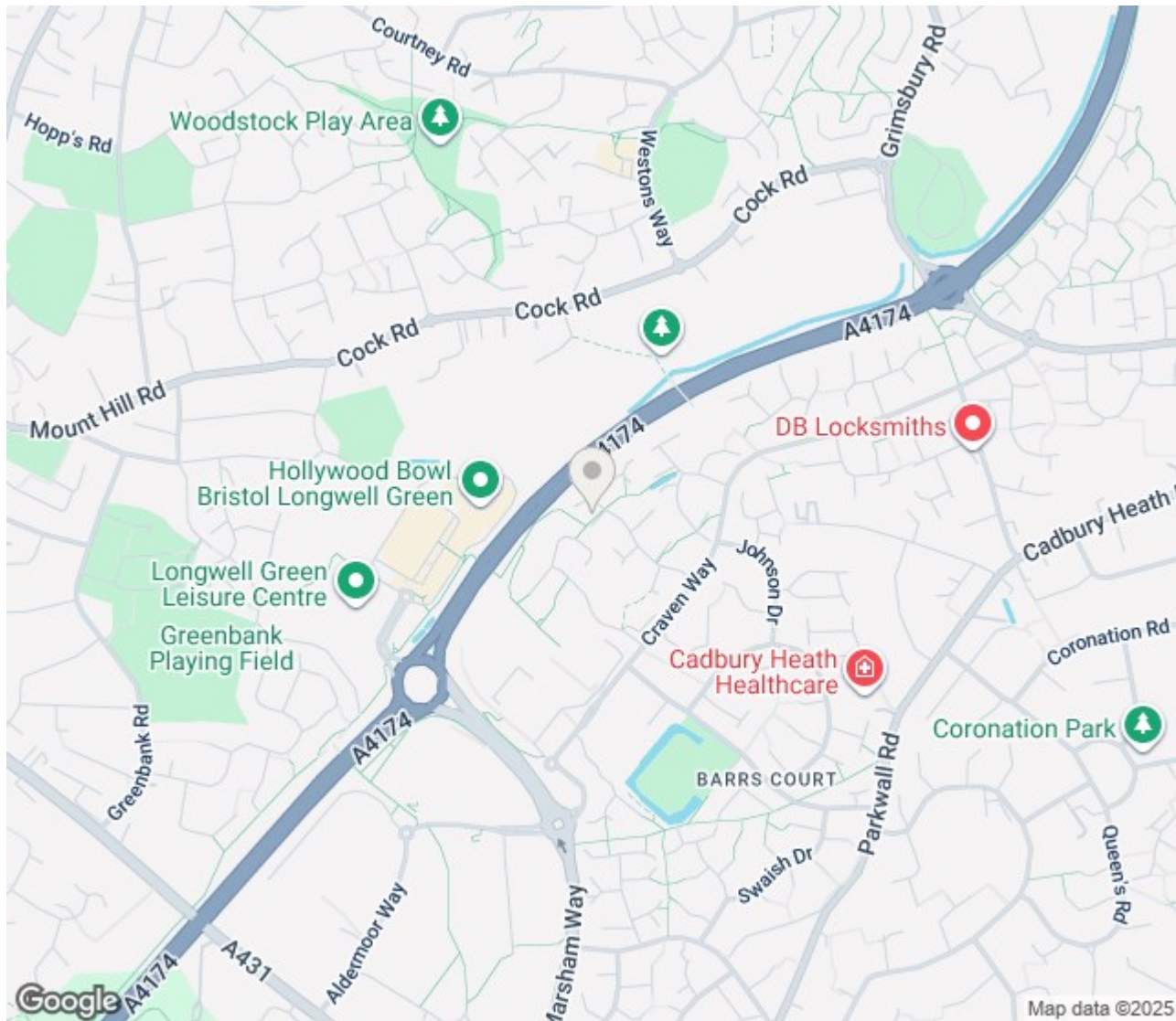













### Thinking of Selling?

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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.