



Lambrook Road,  
Bristol,  
BS16 2HA

£342,950

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A delightful semi-detached bungalow, built in the 1920s, presents an excellent opportunity for both professionals and those seeking a serene retirement home. With two well-proportioned bedrooms and a versatile reception room, this property offers a comfortable living space that is both inviting and practical. The open plan kitchen and living area create a warm and sociable environment, perfect for entertaining friends or enjoying quiet evenings at home. The lovely rear garden, thoughtfully arranged in two sections, provides a peaceful retreat where one can unwind amidst nature. Additionally, the property boasts an off-street parking space, ensuring convenience for residents and guests alike. Located just moments away from the vibrant Fishponds High Street, residents will enjoy easy access to a variety of cafes, shops, and restaurants, making it an ideal spot for those who appreciate community living.



#### Entrance

UPVC double glazed side entrance door into ...

#### Hall

Vinyl timber grain effect floor.

#### Open Plan Arranged Kitchen/Living Room 17'10" x 11'3"

Fitted with a range of white fronted wall, floor and drawer storage cupboards with brushed steel effect handles to incorporate a built in oven, inset gas hob and extractor fan above, wood block effect working surfaces, timber grain effect vinyl floor, radiator, dual aspect UPVC double glazed window to side and rear, two radiators, splash back tiling, space for washing machine, wall mounted Worcester combination gas fired boiler for domestic heating and hot water, single drainer stainless sink unit.

#### Bedroom 1 13'11" x 11'6"

Dimension maximum overall into a UPVC double glazed bay window, radiator.

#### Bedroom 2 11'7" x 11'6"

UPVC double glazed window to rear with pleasant elevated outlook over the rear garden, radiator.

#### Bedroom 3 10'4" x 9'5"

Radiator, maximum overall dimension into a UPVC double glazed bay window.

#### Bathroom 6'8" x 5'2"

A white suite of paneled bath with a built in thermostatically controlled shower, low level w.c pedestal wash basin, UPVC double glazed and frosted window to side, vinyl floor covering, splash back tiling, radiator.

#### Exterior

The garden is arranged principally to the rear of the property and a particular feature of the sale is arranged on two levels. The initial area offers two sections of level lawn with a raised vegetable/fruit plot. From this level is it possible to access the basement workshop (6.57m x 3.14m) which offers a range of opportunities for hobbies, storage and or conversion (subject to the necessary permissions). Water tap, access to under foundations storage, window with outlook onto the rear garden. The lower tear of garden is accessed via concrete steps leading to an area with mature trees and established shrubs within wide borders having numerous paved pathways surrounding. There is a paved patio along side a high natural retaining wall.

#### Off Street Parking Space

Directly in front of the property is a tarmac drive suitable for the parking of 1 vehicle off street.

#### AML

"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"

Tenure: Freehold  
Council Tax Band: C



- Semi-detached 2/3 bedroom bungalow
- Lovely two-section rear garden
- Off-street parking available
- Open-plan kitchen/living area
- Near Fishponds High Street
- Ideal for professionals or retirees
- Vacant - no onward chain
- Basement workshop for hobbies
- Hunters Exclusive listing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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