

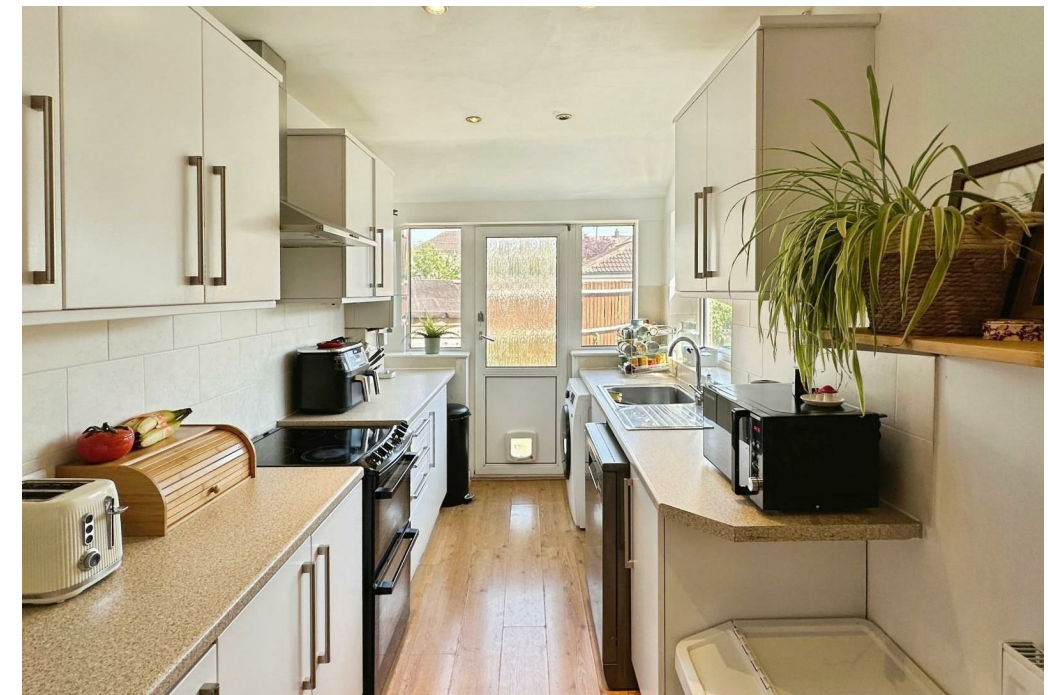


Lewington Road,
Bristol,
BS16 4AA

£365,000



Hunters are delighted to offer for sale this well presented 3 bedroom 1930's mid terrace property located on a pleasant residential road within easy reach of both Fishponds and Staple Hill high street, both offering an array of shops, as well as being within close distance to bus stops and the cycle track. This well spaced home offers practical light and airy accommodation that would suit a wide range of buyers. To the ground floor you will find a front lounge through to the dining room with sliding doors opening on to the rear garden. There is also a good size modern fitted kitchen. On the 2nd floor there are 3 bedrooms with a modern fitted bathroom. Further benefits include, gas central heating, dg windows, off street parking and an enclosed rear garden. We would recommend an internal viewing.



ENTRANCE

Opaque UPVC double glazed double doors to...

INNER PORCH

Glazed paneled door to...

HALLWAY

Radiator, stairs to first floor, wood grain effect laminate flooring and understairs storage area.

LOUNGE/DINING ROOM

LOUNGE 14'1" x 11'7"

Into bay and recess with double glazed bay window to front, wood grain effect laminate flooring, radiator, opening into...

DINING ROOM 11'11" x 10'9"

Double glazed sliding doors opening onto the rear garden, wood grain effect laminate flooring, radiator, space and area for table and chairs.

KITCHEN 14'3" x 6'11"

Double glazed door to rear opening onto rear garden, UPVC double glazed windows to side and rear with pleasant outlook onto the garden, radiator. Modern fitted kitchen with a good range of base and wall fitted units with tiled splash backs and roll top working surfaces incorporating a single bowl sink, plumbing for automatic washing machine and dishwasher, space for fridge freezer.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1 12'5" x 10'9"

Double glazed window to front, radiator.

BEDROOM 2 11'11" x 10'9"

Double glazed window to rear, radiator.

BEDROOM 3 8'11" x 6'11"

Double glazed window to front, radiator.

BATHROOM

Opaque double glazed window to rear, modern fitted suite with paneled bath having Mira overhead electric shower, pedestal wash hand basin, low level WC, partly tiled throughout.

EXTERIOR TO THE REAR

Modest garden with paved patio adjoining the property the remainder laid to lawn with lapwood fence borders and timber shed.

TO THE FRONT

Is mainly laid to chippings offering off street parking.

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”



Tenure: Freehold
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	88
(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 

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.