



Lapwing Gardens,
Bristol,
BS16 1UB

Offers In The Region
Of £315,000

2 1 1 C

Nestled in the charming area of Stapleton, Lapwing Gardens presents a rare opportunity to acquire a delightful two-bedroom bungalow. This well-maintained home is conveniently located within walking distance of local shops and essential services, making it an ideal choice for both professionals and those seeking a peaceful retirement.

Upon entering, you will be greeted by a spacious L-shaped lounge and dining room, adorned with attractive laminate timber grain flooring that adds warmth and character to the space. The feature kitchen is a highlight of the property, providing a functional yet stylish area for culinary pursuits. Adjacent to the kitchen, a lovely conservatory invites natural light, creating a serene spot to relax or entertain.

The bungalow boasts two comfortable bedrooms, each equipped with built-in wardrobes, ensuring ample storage space. The luxury shower room is designed with modern fixtures, offering a touch of elegance and convenience.

This property is offered with no onward chain, allowing for a smooth and immediate transition for the new owner. With its appealing features and prime location, this bungalow is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this unique home has to offer.



Ground Floor

Hall

Feature composite entrance door with stained and decorative glazed finish, radiator with decorative screen, built in shelved cupboard with electric fuses, airing cupboard with fitted shelves and radiator, additional double shelved storage cupboard, feature laminate wood grain effect floor.

Lounge/Dining Room 17'1" x 12'5"

UPVC double glazed window to front, feature laminate wood grain effect floor, radiator.

Kitchen 12'4" x 8'10"

Fitted with an attractive and comprehensive range of white high gloss finished wall, floor and drawer storage cupboards with marble effect working surfaces to incorporate a built in double oven, integrated dishwasher, inset glass top hob with concealed extractor above, integrated fridge and washing machine, cupboard containing Vaillant combination gas fired boiler for domestic hot water and central heating (not tested) inset ceramic sink with mixer taps over, two glass fronted cabinets, serving hatch into conservatory, cupboard suitable for the housing of an upright fridge/freezer, archway opening into...

Conservatory 10'6" x 9'4"

UPVC double glazed windows on two sides, feature laminate wood grain effect floor, radiator, lovely outlook onto the enclosed rear garden, two wall light points, UPVC double glazed door onto rear garden.

Bedroom 1 10'11" x 9'10"

Minimum excluding one wall to wall fitted with sliding door wardrobes, radiator, feature laminate wood grain effect floor, UPVC double glazed window to front.

Bedroom 2 13'1" x 8'5"

Minimum overall to exclude one wall to wall having generous sliding door wardrobes, feature laminate wood grain effect floor, access to an insulated and partly boarded roof space via wooden bifold ladder, radiator, UPVC double glazed window to rear with pleasant outlook onto the rear garden.

Shower Room 8'1" x 5'6"

Luxuriously appointed with a white suite of vanity wash basin and low level WC, independent cubical with a Mira fitted shower, splashback panel walls, feature laminate wood grain effect floor, heated towel rail, ceiling height UPVC double glazed and frosted window to rear.

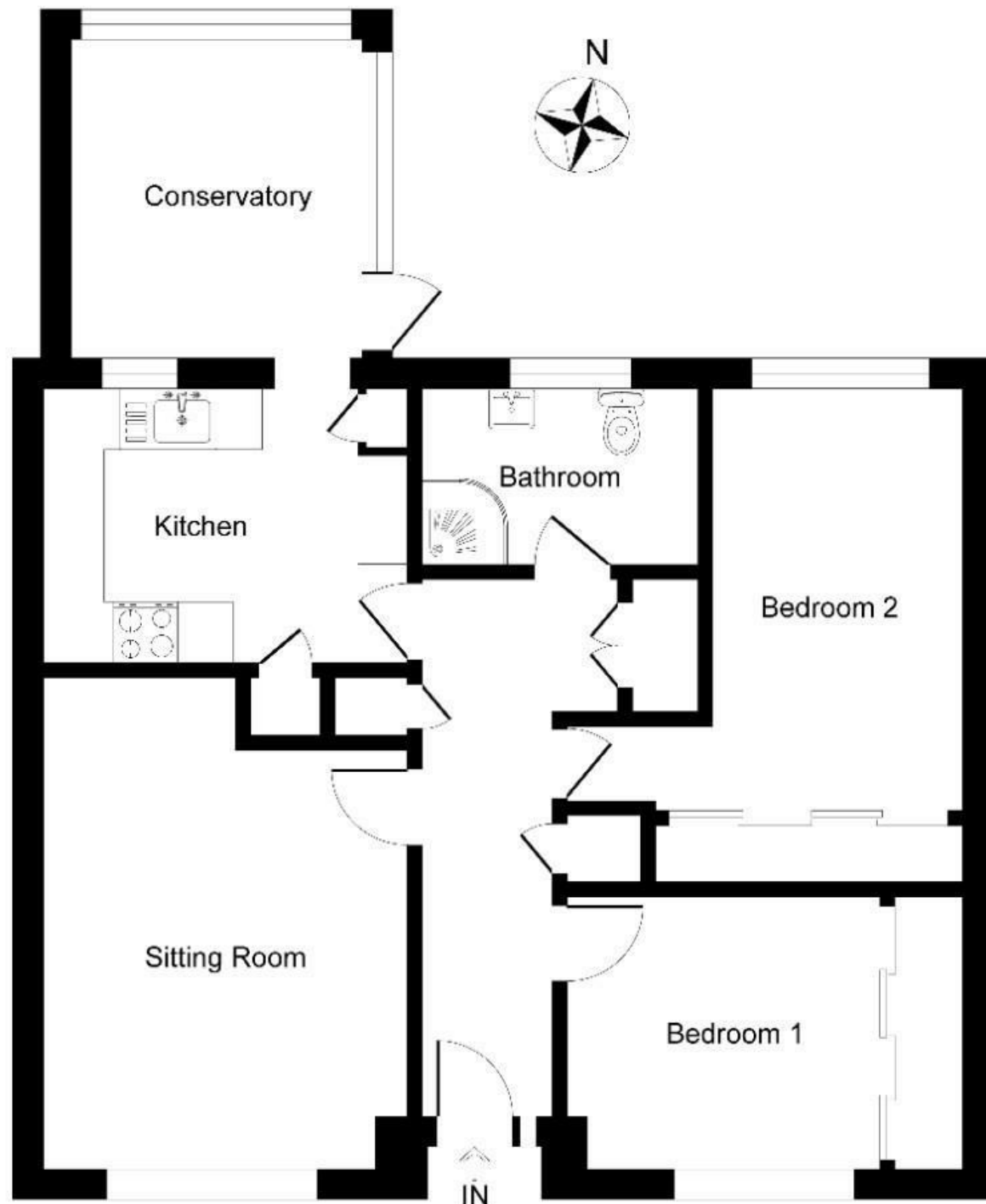
Exterior

Garden

The property benefits from an enclosed rear garden standing within a combination of brick built and timber fenced boundaries offering level lawn, paved patio and additional paved terrace, outside tap. A pedestrian gate opens onto Kingfisher Drive.

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"



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Freehold
Council Tax Band: B

- Unique two-bedroom bungalow
- Feature kitchen and conservatory
- Built-in wardrobes in bedrooms
- Luxury shower room
- Generous L-shaped lounge
- Pleasant enclosed rear garden
- Gas heating throughout
- Walking distance to shops
- No onward chain
- Viewing highly recommended

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.