

HUNTERS®

HERE TO GET *you* THERE



20 Lawn Avenue

Fishponds, Bristol, BS16 5AZ

Guide Price £300,000 - £350,000



Hunters Estate Agents - Fishponds Office are delighted to offer this highly attractive 3 bedroom end terraced Victorian home, within a prominent corner position in this desirable street. Requiring general modernisation and refurbishment this property offers outstanding potential for a range of uses and scope for development within the rear garden (subject to the necessary Planning and Building regulations approval). Located within a high profile location the property benefits from a significant rear garden and GARAGE with access directly onto Lawn Road. Seldom available - Rare opportunity. Ideally suited to Builders, Speculators and Developers. Also suited Buy to let, DIY enthusiasts and professionals. Call T: 0117 9653162 for Open House event viewings. Hunters - Exclusive ALL 'FIRST AND FINAL' BIDS REQUIRED BY JANUARY 21ST JANUARY 2023.



ENTRANCE

Aluminium framed and glazed entrance door into..

HALL

Staircase to first floor, radiator, cupboard containing electric meters.

LOUNGE 14'7" x 11'6" (4.46m x 3.52m)

Maximum overall into alcoves and bay, period ceiling cove, radiator.

SECOND SITTING ROOM/DINING ROOM 12'5" x 12'0" (3.79m x 3.67m)

Tiled fireplace with a built in electric fire, fitted alcove shelves/floor storage, radiator, UPVC double glazed window to rear, door into..

KITCHEN 11'3" x 9'8" (3.43m x 2.95m)

Fitted with a range of timber fronted wall, floor and drawer storage cupboards with brushed steel effect handles, island breakfast bar with inset gas hob, built in oven, under stairs storage cupboard, vinyl tiled floor, single drainer stainless steel sink unit, window to side, radiator, splash back tiling, space for upright fridge/freezer, aluminium framed and glazed door to rear. door into....

BATHROOM 9'7" x 4'3" (2.94m x 1.30m)

White suite of low level WC, pedestal wash basin and paneled bath, radiator, two aluminium framed windows to rear, timber paneled walls.

FIRST FLOOR

HALF LANDING

Maximum overall into alcoves, radiator.

BEDROOM THREE 13'2" x 9'10" (4.03m x 3.01m)

UPVC double glazed window to rear with a pleasant outlook onto the rear garden.

SEPERATE WC (POTENTIAL SHOWER ROOM) 6'5" x 3'9" (1.98m x 1.15m)

Frosted glazed window to side, white low level WC with wood effect seat, plumbing for washing machine.

PRINCIPLE LANDING

Access to roof space.

BEDROOM TWO 12'1" x 9'4" (3.69m x 2.86m)

Maximum overall into alcoves and to include a built in cupboard containing an Ideal logic wall mounted gas fired boiler for domestic hot water and central heating (not tested) radiator, UPVC double glazed window to rear with a lovely outlook onto the rear garden., picture rail.

BEDROOM ONE 15'5" x 14'7" (4.72m x 4.47m)

Maximum overall into alcoves and bay window, radiator, additional aluminium framed window to side.

EXTERIOR

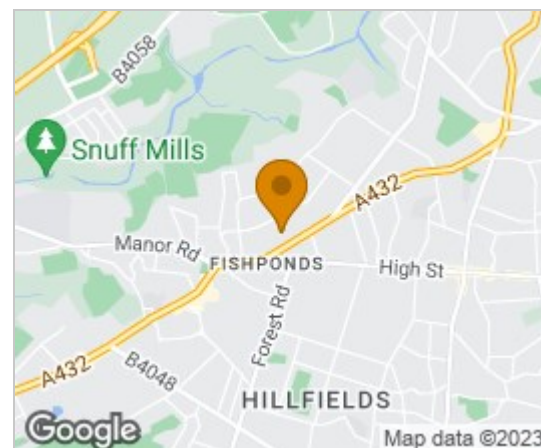
GARDEN

Arranged almost exclusively to the rear of the property and extending over 23 meters the garden stands within brick built boundaries on either side extending onto concrete laid surfaces and pathway, level lawns and vegetable fruit plot. A concrete laid pathway and wrought iron gate leads to the front of the property.

GARAGE 13'10" x 9'8" (4.24m x 2.96)

Located at the head of the rear garden, with aluminium framed door, side pedestrian door leading onto the rear garden, window to side. The garage offers outstanding potential for redevelopments for a range of alternative purposes (subject to the necessary building and planning approval)

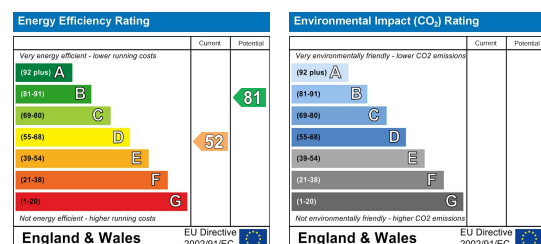
Area Map



Floor Plans



Energy Efficiency Graph



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.

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