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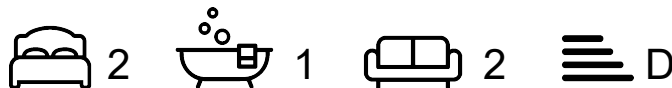
HERE TO GET *you* THERE



79 Lawn Road

Fishponds, Bristol, BS16 5AY

Offers In The Region Of £350,000



Hunters Estate Agents - Fishponds office are delighted to offer this stunning 1900's built 2 bedroom mid terraced home with a wealth of character, style and original features. This lovely bay fronted home occupies a hugely desirable position within Lawn Road, moments from local shops and services.



ENTRANCE

Feature decorative stained and leaded glazed entrance door into entrance lobby, inner glazed door into ...

HALL

Feature natural wood stripped floor, radiator, electric meters, staircase to first floor.

LOUNGE 13'7" x 10'6" (4.13 x 3.20)

Dimension maximum overall into a UPVC double glazed bay window, natural wood stripped floor, also maximum into alcoves, feature fireplace with a built in wood burning stove, radiator.

DINING ROOM 13'9" x 11'3" (4.19 x 3.42)

Dimension maximum overall to include staircase to first floor, radiator, secondary glazed window with outlook onto the rear lean to, paint wood finish fireplace surround with quarry tiled hearth, feature natural wood stripped floor, radiator, door into ...

KITCHEN 11'0" x 7'1" (3.35 x 2.16)

Fitted with a stylish range of white high gloss effect wall, floor and drawer storage cupboards with stainless steel effect handles to incorporate a built in oven, gas hob unit with concealed extractor above, splash back tiling, rolled edged working surfaces, feature tiled floor, single drainer stainless steel sink unit, UPVC double glazed window with a lovely outlook onto the rear garden, integrated dishwasher, door into ...

LEANTO/STORE/UTILITY 11'7" x 5'9" (3.52 x 1.75)

Half glazed door leading onto the rear garden, space for upright fridge/freezer and washing machine.

FIRST FLOOR LANDING

Feature natural wood stripped floor, access to roof space.

BEDROOM 1 13'10" x 11'3" (4.22 x 3.43)

Feature natural wood stripped floor, twin UPVC double glazed windows to front, radiator.

BEDROOM 2 11'2" x 8'5" (3.40 x 2.57)

Dimension maximum overall into alcoves and to include a built in cupboard housing a gas combination boiler for central heating and domestic hot water, UPVC double glazed window to rear with a lovely outlook onto the rear garden, radiator.

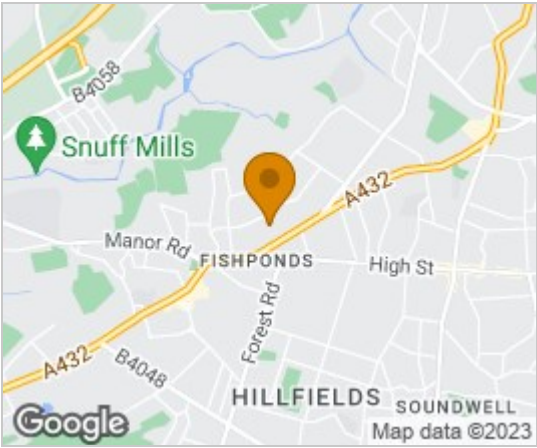
BATHROOM 7'10" x 7'2" (2.38 x 2.19)

Luxury appointed with a white suite of P shaped bath with built in thermostatically controlled shower and screen along side, low level w.c. vanity wash basin with cabinets below and along side, feature tiled floor, splash back tiled walls, heated towel rail, concealed ceiling spot lights and velux roof window.

EXTERIOR

A particular feature of the sale is the extensive rear garden extending over 50 feet in length providing an initial seating area with slate chippings with flag stone pavers leading onto a level section of extensive lawn with slate chippings laid pathway leading to a paved patio at the far end of the rear garden. The garden stands within well established fenced boundaries. There are numerous well stocked borders and beds together with a vegetable plot and outside tap.

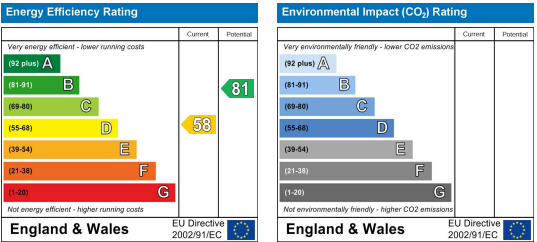
Area Map



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.