



## Lynton Road

Bristol, BS3 5LT

Guide Price £350,000



DEVELOPMENT OPPORTUNITY - Hunters BS3 offer to the market this part finished development, currently offer two one bedroom apartments and a studio



## STUDIO FLAT

OPEN PLAN LIVING/ KITCHEN 14'0" x 12'2" (4.26 x 3.70)

## GROUND FLOOR GARDEN FLAT

OPEN PLAN KITCHEN/ LIVING 18'4" x 9'10" (5.60 x 3.0)

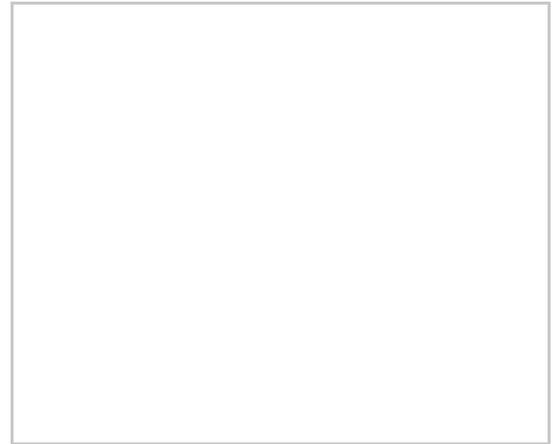
BEDROOM 11'4" x 8'6" (3.45 x 2.60)

## FIRST FLOOR FLAT

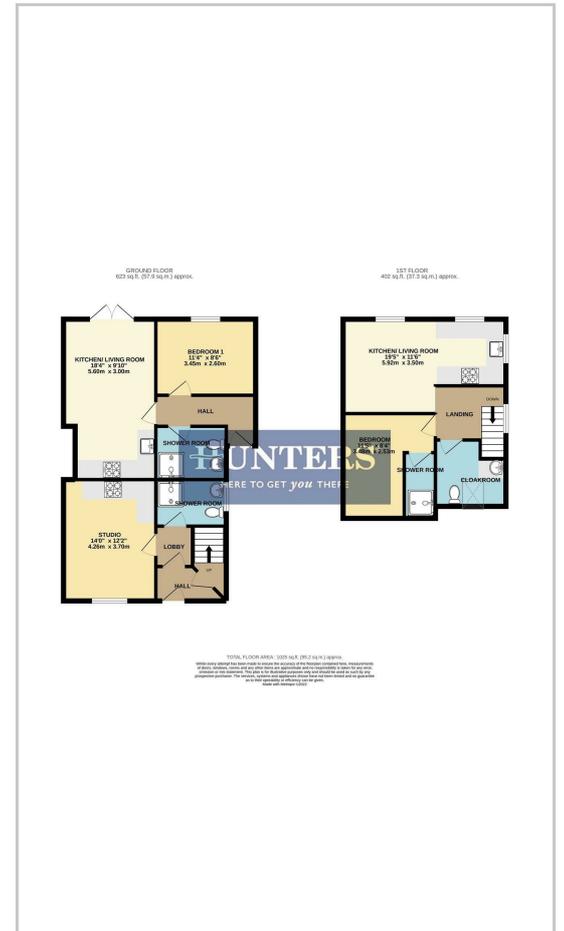
OPEN PLAN LIVING/ KITCHEN 19'5" x 11'6" (5.92 x 3.50)

BEDROOM 11'5" x 8'4" (3.48 x 2.54)

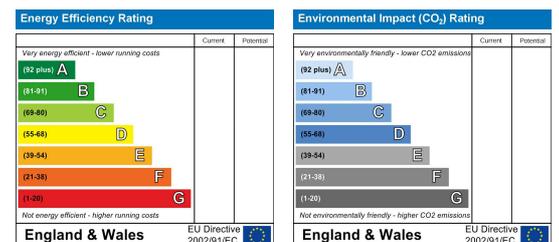
## Area Map



## 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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