



**HUNTERS®**  
HERE TO GET *you* THERE

16 Lewin Street, Bristol, BS5 9NU

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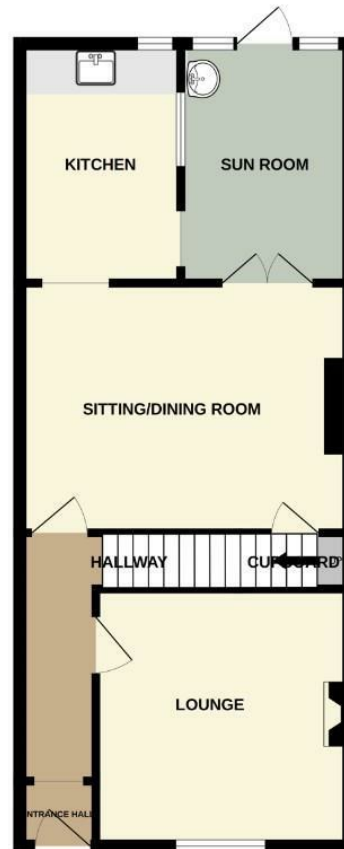
£295,000

**\*\*Looking to Add Value to a Chain-Free Home Full of Potential?\*\*** This deceptively spacious property is perfectly positioned just moments from St George Park and the vibrant cafés, bars and independent shops along Church Road. Scenic river walks through Conham River Park are also close by, offering the best of both green space and urban convenience. Inside, the home retains attractive period character, complemented by wood flooring, fireplace and generously proportioned rooms throughout. A recent re-wire comes with some new plastering and a modern boiler. The ground floor features two spacious reception rooms, leading through to a kitchen and bright sun room that opens onto a larger than average garden complete with valuable rear lane access. Upstairs you'll find two generous double bedrooms, with the back bedroom benefiting from an en-suite bathroom. Offered chain free, this is a fantastic opportunity for buyers keen to add their own style and increase value in a sought-after location.

- Prime St George Park Location
- Deceptively Spacious Period Terrace
- Wood Flooring & Fireplace
- Two Reception Rooms & Two Large Double Bedrooms
- Recent Re-Wire & Re-Plastering
- First Floor Bathroom/En-suite
- Potential to Add Value and Make it Your Own!
- Generous Garden with Rear Access
- Kitchen & Sun Room Beside
- CHAIN FREE!

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GROUND FLOOR

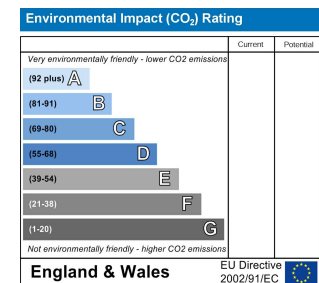
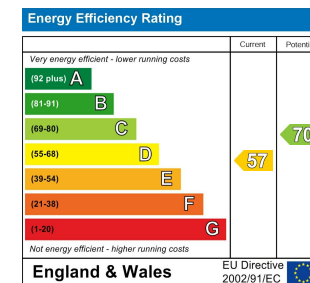


1ST FLOOR



2 BED TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Front Door

Wooden door opening into internal porch with part wood panelling to walls, wall mounted meters, including new electric consumer unit

### Entrance Hall

Radiator, period ceiling coving and archway with corbels, stairs to the right leading to first floor and doors into...

### Lounge

10'11" x 10'5"

Double glazed window to front, wood flooring, radiator, open fireplace

### Dining Room

13'7" x 11'7"

Large central versatile sitting dining room with large under stairs storage cupboard with shelving. Tiled fireplace, wood flooring, radiator, wooden double doors into

### Sun Room

9'11" x 6'9"

Handy lean to with power and a wash hand basin, two windows and door to rear garden, window and doorway into...

### Kitchen

9'6" x 5'4"

Base units with solid wood work surface over, Belfast sink with mixer tap over, space for range oven, radiator, double glazed window to rear, doorway back into dining room

### Stairs

Leading to first floor landing with doors to...

### Bedroom One

13'8" x 11'1"

Double glazed window to front, radiator, exposed wood flooring, shelving

### Bedroom Two

12'4" x 11'10"

Window to rear, radiator, cupboard housing Baxi combination boiler for heating, cupboard with ladder loft access, door and step down into...

### Bathroom

9'5" x 5'5"

Four piece bathroom with tiled shower cubicle housing electric shower, recently fitted wc, wash hand basin and claw foot roll top bath with central tap, towel radiator, obscure glazed window to side

### Garden

Larger than average garden with hard standing leading to path with flower beds, artificial lawn, mature fruit tree, outdoor tap, greenhouse and brick built shed for bin and bike store. Handy gate for rear access

### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            |                                                                                       |
| (69-80) <b>C</b>                            |                            | <b>70</b>                                                                             |
| (55-68) <b>D</b>                            | <b>57</b>                  |                                                                                       |
| (39-54) <b>E</b>                            |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive<br>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. 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.





