



HUNTERS[®]
HERE TO GET *you* THERE

13 Tempera, 152 Lawrence Hill, Bristol, BS5 0DN

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£160,000

****Ideal Location - Bright Apartment with Parking!**** Chain Free & Sitting right beside a train station. Walking distance to Old Market and Cabot Circus. The location is so handy, a cinema is in the nearby retail park and vibrant Church Road eateries are a short walk away. The building itself is so well kept inside with tidy communal areas leading to this second floor apartment. Secure coded car park provides a private space. Internally the apartment has lots of windows with vast city views, two double bedrooms and open plan living. Please make contact to have a look inside.

- **Fantasic Location**
- **Old Market & Cabot Circus within Walking Distance**
- **Train Station on the Doorstep**
- **Chain Free - Ready to Move Into**
- **Secure Parking Space**
- **Lots of Windows - City Views**
- **Church Road Amenities Nearby**
- **St George Park Close By**
- **49 Square Meters EPC C**
- **Second Floor Apartment in Tidy Well Kept Building**

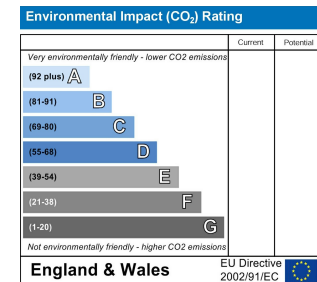
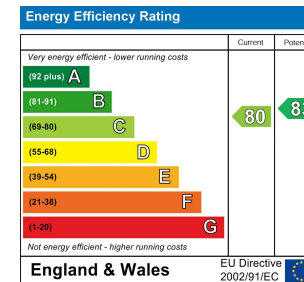
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SECOND FLOOR



2ND FLOOR FLAT

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

Secure entry intercom system into communal entrance hall, stairs to second floor, apartment door into

Entrance Hall

Engineered oak flooring running into lounge diner and bedrooms, large storage cupboard with light housing water tank and fuse box, doors into...

Bathroom

6'5" x 5'11"

Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled splash backs, extractor fan and heater

Bedroom One

11'7" x 10'4"

Double glazed wood framed windows to front and side, heater

Bedroom Two

11'1" x 10'8"

Double glazed windows to side and rear, heater

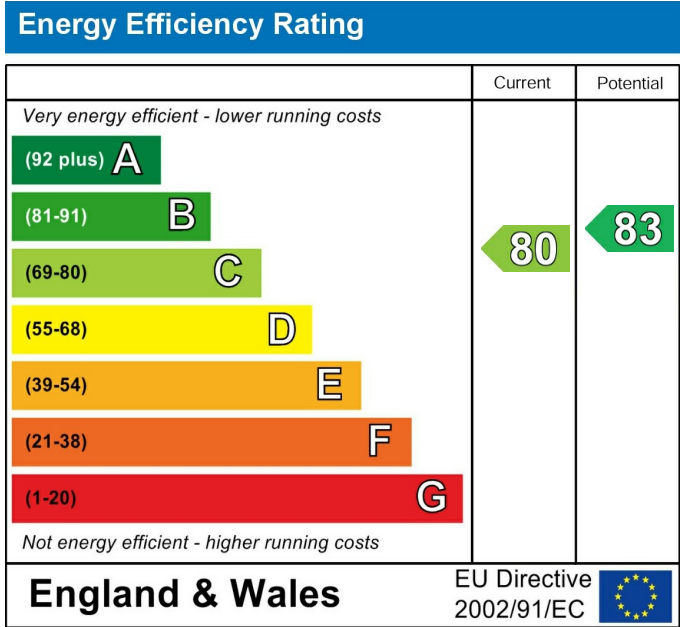
Lounge Diner Kitchen

20'2" x 9'8" max

Double glazed windows to front and side, heater, opening into kitchen with wall and base units, sink and drainer, fitted oven and hob, tiled splash backs, space for washing machine and fridge

Parking

Electric roller shutter with secure coded access to allocated space



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.











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