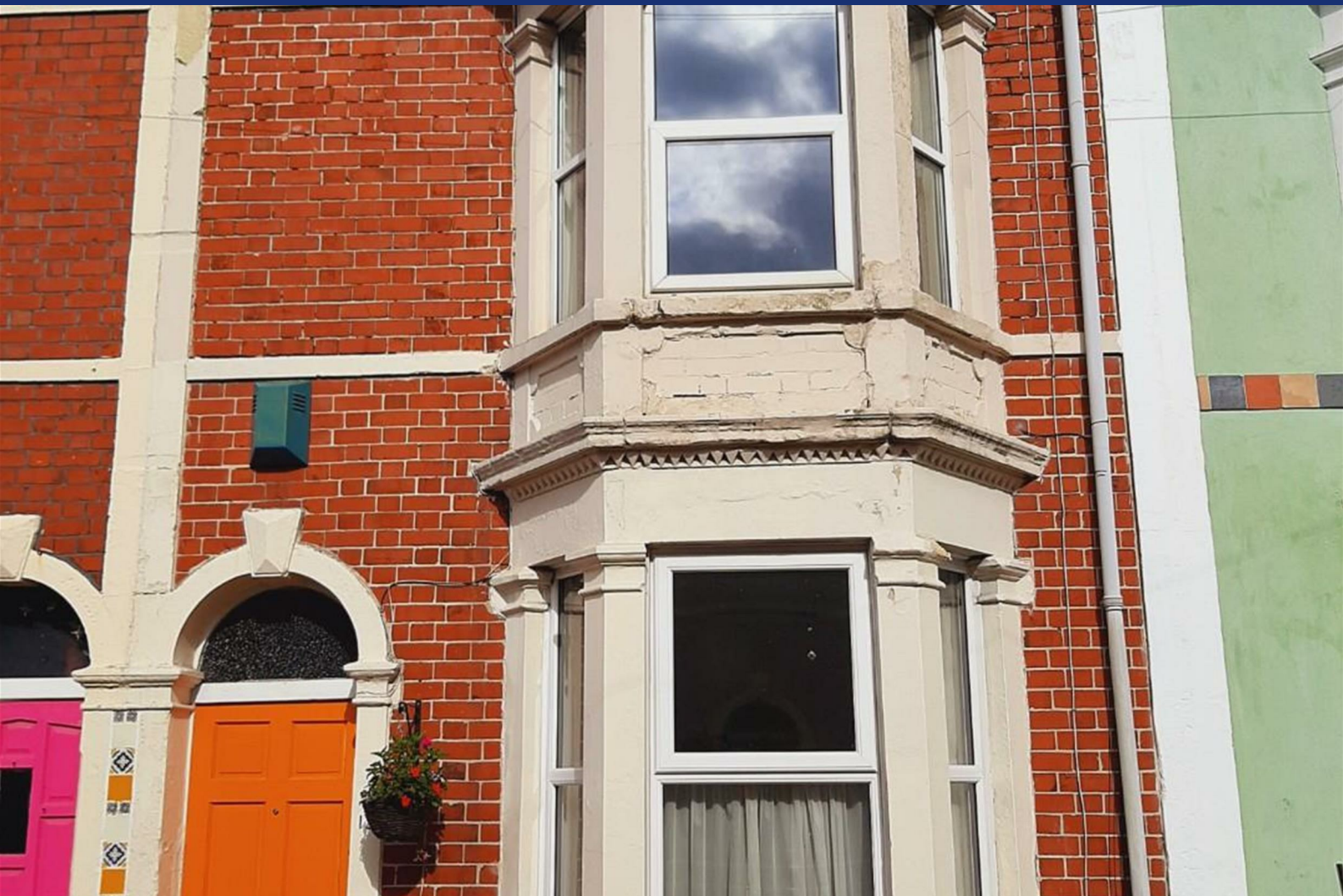


# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lawrence Avenue

Easton, BS5 0LD

Guide Price £330,000



Hunters of Easton are delighted to present to the market, this traditional red brick double bay house. Lawrence Avenue, claimed to be named after the eminent potrait painter, Sir Thomas Lawrence, born in Redcross Street! A classic Victorian build in lower Easton, and tucked away in a charming terraced street off the alluring St Marks Road. With delightful eateries, including our neighbours Eastern Taste, Swagatam, and the Thali Cafe. The Severn Beach line from Stapleton Rd train station, ushers you to various Bristol postcodes. The property offers generous living and entertaining space, with two double bedrooms, and a four piece bathroom suite. To the ground floor, a multifunctional reception room with french doors to the garden, archway to kitchen, central staircase and separate Lounge. This house is a welcome addition to the market and would be a fine first time acquisition. No onward chain.



Entrance Hall

Accessed via a wood paneled door, with transom over, the flooring is hard wood floorboards. Elevated to the side aspect of the entrance hall are the utility meters. There are electric lights and sockets. Central stairs to the first floor.

Living Room

Accessed via a wood paneled door, this room is bay fronted, with UPVC double glazed windows, open fireplace with tile surround in chimney breast. The floors are carpeted, electric lights and sockets and wall mounted radiator. Cornice, there is also a storage cupboard located under the stairs.

Dining Room

Accessed via a wood paneled door, the dining room is used as a further reception room. There are hard wood manicured floorboards, a chimney breast with tile surround, dual storage cupboards beneath the stairs. Opened hatchway to the kitchen at the rear of the property. Electric lights and sockets and a wall mounted radiator. An oversized UPVC, double glazed, glass panelled door to the rear elevation, eschewing out to the rear garden.

Kitchen

Accessed via an opening in the wall, wall and base units, stainless steel sink and draining board. UPVC double glazed windows looking out to the side and rear aspect of the property. Electric hob and integrated oven, electric lights and sockets.

Bedroom

Accessed via a wood paneled door, located to the rear elevation of the property, there is a large UPVC, double glazed picture window looking out over the rear garden. There is a storage cupboard to the recess of the chimney breast, housing the gas combination boiler. The room is carpeted with electric lights and sockets.

Bedroom

Located to the front aspect of the property, accessed via a wood paneled door, this room is bay fronted, carpeted, storage cupboard located over the stairs. Tiled fireplace in the chimney breast, electric lights and sockets, wall mounted radiator.

Bathroom

Located to the rear annexe of the property, accessed via a wood paneled door from a corridor from the central staircase. A white four piece bathroom suite, including a walk-in shower cubicle, panelled bath tub, pedestal wash hand basin, a low-level, close coupled W.C. An opaque, double glazed, UPVC window looking out to the rear aspect of the property, electric lights and sockets.

Garden

Accessed via a UPVC double glazed window, the garden is easterly facing with no overlooking properties. There are paving stones to create the courtyard.

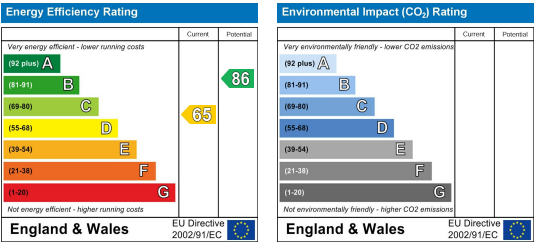
Area Map



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.