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13 Launceston Avenue, BS15 3JB

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Offers Over £300,000

**** NO ONWARD CHAIN**** Situated on Launceston Avenue, this semi-detached house offers a wonderful opportunity for those looking to create their dream home. With a history dating back to between the 1930s, this property boasts character and potential, making it an ideal canvas for modernisation.

The house features two inviting reception rooms, providing ample space for both relaxation and entertaining. The separate dining room is perfect for family meals or hosting friends, ensuring that every gathering is a memorable one. With three well-proportioned bedrooms, there is plenty of room for a growing family or for those who desire extra space for guests or a home office. Located upstairs the bathroom serves the household, while a convenient downstairs WC adds to the practicality of the home.

Outside, the large rear garden is a true highlight, providing a private oasis for outdoor activities, gardening, or simply enjoying the fresh air. The driveway offers parking for one vehicle, ensuring ease of access and convenience.

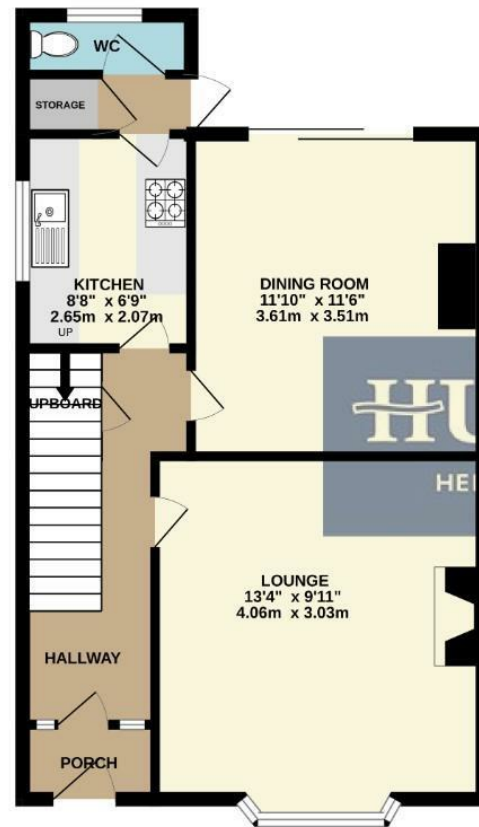
This home is in need of modernisation, allowing you to infuse your own style and preferences into the space. Whether you envision a contemporary retreat or a classic family home, the possibilities are endless.

Launceston Avenue is a desirable location, providing a peaceful residential atmosphere while remaining close to local amenities and transport links. This property is not just a house; it is a place where you can truly make your mark. Don't miss the chance to transform this semi-detached gem into your perfect home.

Contact us today on 0117 972 3948 or knowle.bristol@hunters.com

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GROUND FLOOR

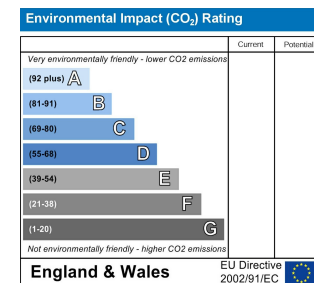
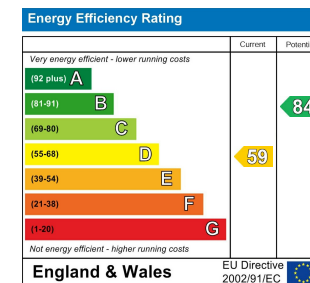


1ST FLOOR



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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Porch

Double glazed door to front elevation.

Entrance Hall

Entrance door to front elevation, Stairs to first floor, Under-stairs storage cupboards, Doors to rooms, Carpet, Radiator.

Lounge

Double glazed bay window to front, Gas fire with mantle surround, Carpet, Radiator.

Dining Room

Double glazed sliding doors to rear, Chimney breast, Carpet, Radiator.

Kitchen

Double glazed window to side and rear elevation, Door to WC, Door to storage cupboard, Door to garden, Range of wall and base units with workspaces above, Sink drainer, Space for oven, Plumbing for washing machine.

WC

Double glazed window to rear elevation, Low level WC.

Landing

double glazed window to side elevation, Doors to rooms, Loft access.

Bedroom One

Double glazed window to front, Chimney breast, Carpet, Radiator.

Bedroom Two

Double glazed window to rear, Built in storage cupboards, Carpet, Radiator.

Bedroom Three

Double glazed window to front, Carpet, Radiator.

Bathroom

Double glazed window to rear, Panelled bath with

shower over, Low level WC, Wash hand basin, Vinyl floor.

Rear Garden

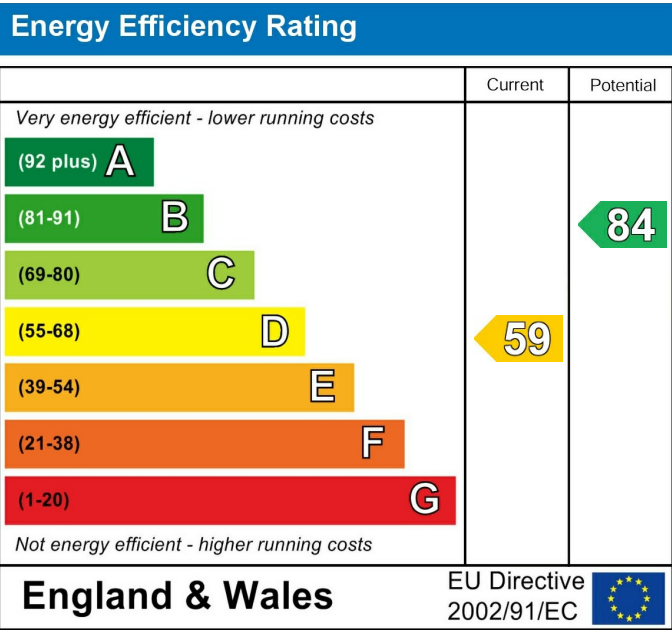
Enclosed via hedges, Lawn area, Pathway to rear elevation, Flower beds to the rear of the garden, Side access via gate, Outbuilding currently used for storage.

Front Garden

Enclosed via brick walls, Lawn area, Flower borders with bushes and shrubs.

Driveway

Situated to the side of the property providing off street parking for one vehicle.



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.









