



**Lavender Way,
Bristol, BS32 0LW**

PRICE: £280,000

Property Features

- Two Bedrooms
- Conservatory
- Popular "Herbs" Location
- Beautifully Presented
- Gas Central Heating
- Off Street Parking
- No Onward Chain



Full Description

Hallway

Stairs rising to 1st floor landing, radiator and door to;

Living room

Double glazed window to front, two radiators and fireplace and door to;

Kitchen/Diner

A range of wall and base units with worksurface over, integrated double oven, gas hob, space for fridge freezer, space for washing machine, composite sink with mixer tap and cupboard housing wall mounted boiler. Radiator, storage cupboard and open to;

Conservatory

UPVC double glazed conservatory with dwarf walling and French doors to rear garden.

Landing

Access to loft and doors to;

Principle Bedroom

Double glazed window to front, radiator, TV point, over stairs airing cupboard with hot water tank,

Bedroom 2

Double glazed window to rear, radiator and fitted wardrobes.

Bathroom

Double glazed obscure window to rear, bath with electric shower over and mixer tap. Low level WC, pedestal hand wash basin with mixer tap and splashback. Part tiled walls.

Rear Garden

Enclosed by fencing, mainly laid to lawn with hardstanding area and gravelled area.

Frontage

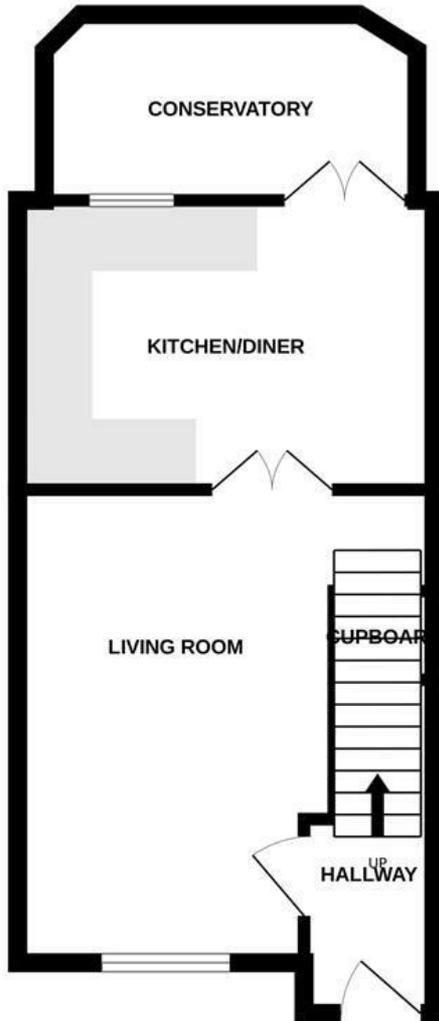
Off street parking for two vehicles, pathway leading to front door, gravelled area with mature shrubs and bin storage area.



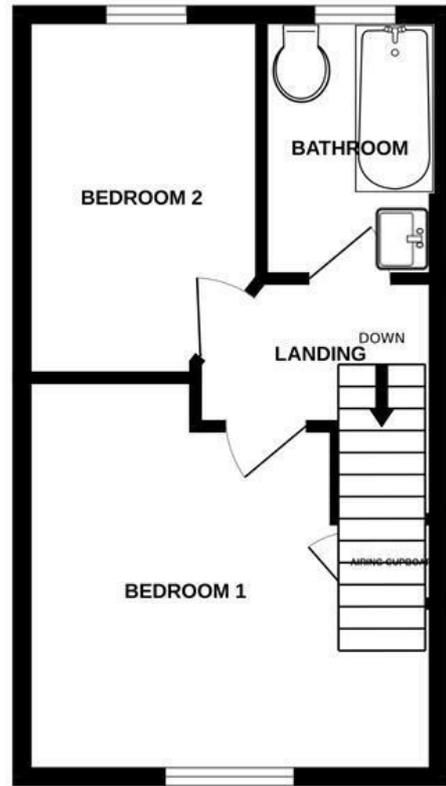
| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | 74 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements