



**Lamord Gate,  
Bristol, BS34 8UT**

**PRICE: Asking Price  
£315,000**

## Property Features

- End Of Terrace House
- Two Bedrooms
- Kitchen
- Living Room/Dining Room
- Conservatory
- Enclosed Rear Garden
- Garage & Off Street Parking
- Boiler approximately 2 Years Old
- Cul De Sac Location
- Close to Parkway Station and Local Shops & Schools

## Full Description

### Entrance Hall

Coved ceiling, radiator.

### Kitchen

8'9 x 8'4 (2.67m x 2.54m)

Double glazed window to the front, fitted with a range of wall and base units with wooden work-surfaces over, wine rack, space for dishwasher, Belfast sink, integrated dishwasher, built in electric oven and gas hob with extractor over, tiled splash-backs, space for washing machine, coved and textured ceiling.

### Living Room

12'10 x 12'10 (3.91m x 3.91m)

Double glazed window to the rear, French door to the rear, laminate flooring, coved ceiling, stairs rising to the first floor landing, space for dining table.

### Conservatory

12'1 x 9'7 (3.68m x 2.92m)

Double glazed windows to the side and rear, double glazed French doors to the rear, laminate flooring, radiator.

### Landing

Access to the loft space (part boarded with ladder and housing boiler), laminate flooring.

### Bedroom One

12'10 x 9'3 (3.91m x 2.82m)

Two double glazed windows to the rear, coved and textured ceiling, built in storage cupboard, laminate flooring.

### Bedroom Two

8'8 x 6'9 (2.64m x 2.06m)

Double glazed window to the front, radiator, laminate flooring, built in storage cupboard, coved and textured ceiling.



### Bathroom

Double glazed obscure window to the front, panelled bath with shower over, vanity wash hand basin, low level w.c., wall mounted mirrored storage cupboard, heated towel rail, fully tiled walls, laminate flooring.

### Rear Garden

Enclosed by fencing, paved patio area, laid to lawn, planted borders, side access, access via personal door to the garage.

### Garage

Single garage located around the corner with access from the rear garden, up and over door to the front, power and lighting.

### Front

Path to front door, outside storage area, side access, lighting.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		73	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

**GROUND FLOOR**  
292 sq ft. (28.5 sq m.) approx.



**1ST FLOOR**  
277 sq ft. (25.8 sq m.) approx.



**TOTAL FLOOR AREA: 671 sq ft. (62.3 sq m.) approx.**

While 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.  
Made with Metropix 1/2020

4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

[www.aj-homes.co.uk](http://www.aj-homes.co.uk)  
[info@aj-homes.co.uk](mailto:info@aj-homes.co.uk)  
01454 252140

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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