



Lampton Grove, Hartcliffe

£270,000

- Energy Rating - D
- Kitchen/Diner
- Driveway Providing Off Street Parking
- Large Rear Garden

- Three Bedroom Home
- Light & Airy Throughout
- Close To Local Amenities
- UPVC Double Glazing & Gas Central Heating

This lovely mid-terrace family home on Lampton Grove is ready to move into, while also offering plenty of potential to update and make your own. The property features a welcoming layout, making it an ideal choice for first-time buyers or growing families.

The hallway leads into a bright sitting room and a spotless kitchen/diner, which provides ample storage and direct access to the rear garden. Upstairs, there are two well-proportioned double bedrooms and a versatile single bedroom, perfect as a nursery or study, along with a white bathroom suite.

The front of the property benefits from a driveway offering off-street parking, with side access leading to the generous rear garden. The outdoor space is full of character, featuring mature shrubbery, flower beds, patio and gravelled areas, and an outbuilding for additional storage or workspace.

Perfectly positioned within walking distance of Hartcliffe City Farm, Bridge Learning Campus, and Millennium Green, the home is also close to a range of local amenities, including shops, parks, pubs, and bus routes.

Don't miss out on this fantastic opportunity — book your viewing today!

Living Room 15'3" x 11'10" (4.67 x 3.61)

Kitchen/Diner 18'2" x 9'5" (5.54 x 2.89)

Bathroom 7'8" x 5'5" (2.36 x 1.66)

Bedroom Two 13'9" max x 9'8" (4.21 max x 2.95 )

Bedroom One 12'9" max x 11'9" max & onto wardrobes (3.90 max x 3.59 max & onto wardrobes)

Bedroom Three 9'7" max x 8'9" (2.94 max x 2.67)

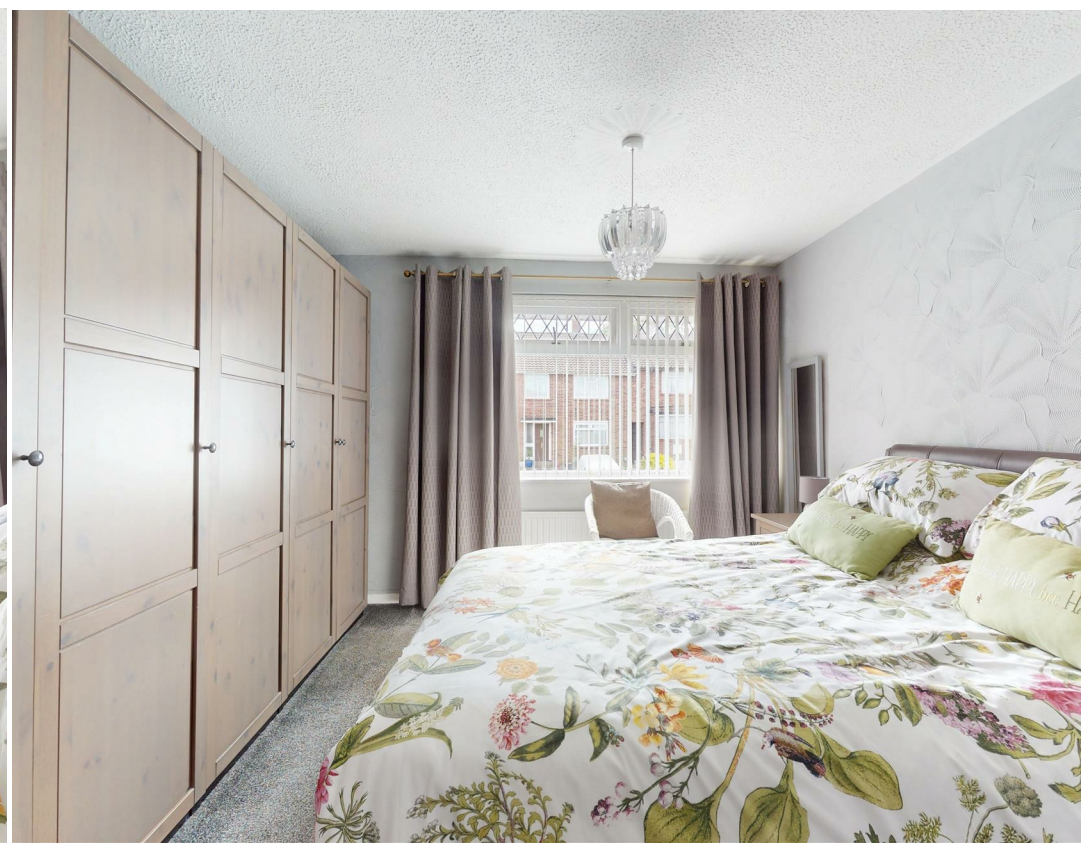
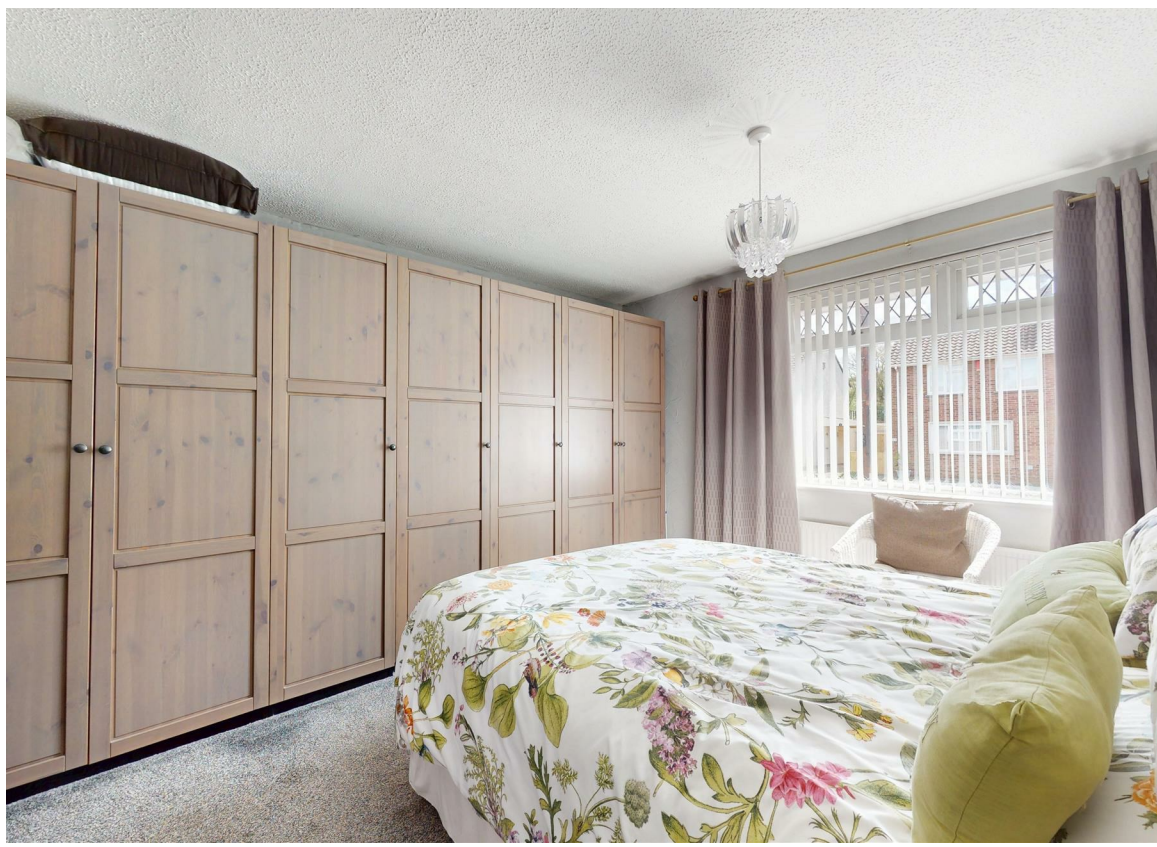
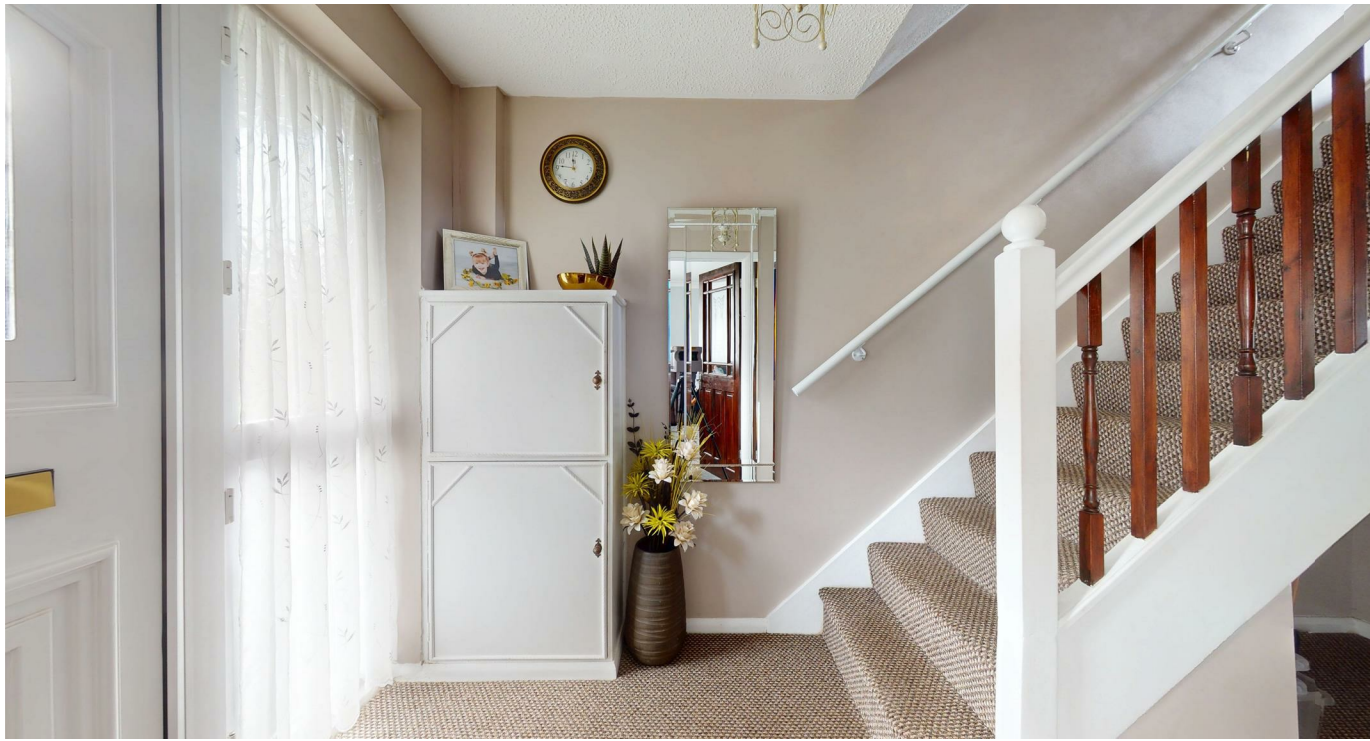
Tenure - Freehold

Council Tax Band - B









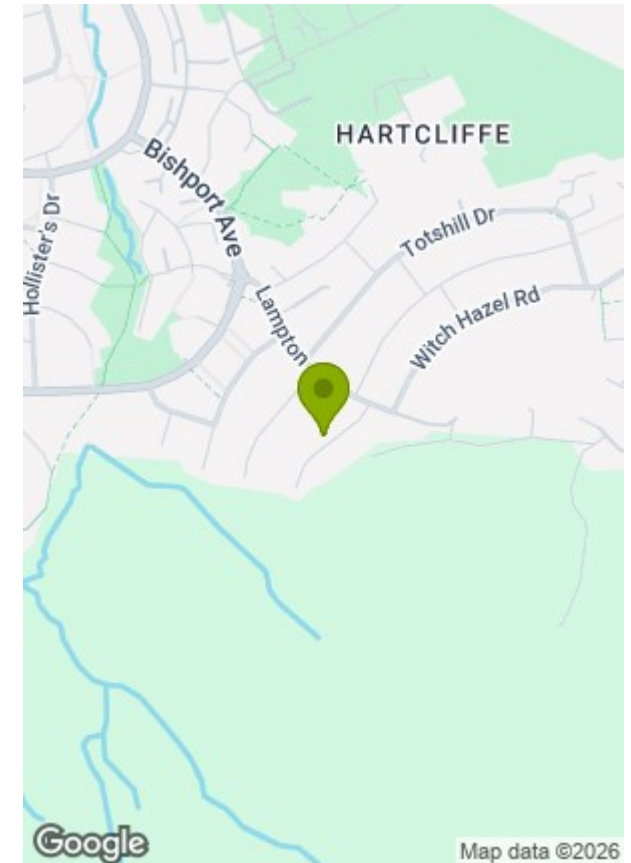








# AWAITING FLOORPLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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