



Lampton Avenue, Hartcliffe

Guide Price £269,500

- Energy Rating - C
- Double Driveway
- Kitchen/Diner
- Modern Shower Suite
- Three Bedroom Home
- Rear Garden
- Separate Living Room
- Entrance Porch

****NO ONWARD CHAIN****

This delightful terraced house on Lampton Avenue offers a wonderful opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property provides ample space for comfortable living.

You are welcomed into the property via the porch to the tiled hallway. To the left is the living room, an ideal space to relax and unwind. Flowing through to the back of the property we find a generous space designed to be used as a kitchen diner, built with plenty of worktop space and storage units throughout. The patio door allows you out onto the low maintenance rear garden which boasts further storage spaces.

Upstairs are three well proportioned rooms, two of which being generous doubles. The shower room boasts a modern white three piece suite.

Completing the property is a driveway large enough for two cars, a terrific bonus to a property that's ready to find it's next owners.

Living Room/Reception Room 12'10" x 11'8" (3.91m x 3.56m)

Kitchen/Diner 18'1" x 9'4" (5.51m x 2.84m)

Bedroom One 13'10 x 12'10 (4.22m x 3.91m)

Bedroom Two 13'10" x 9'4" (4.22m x 2.87m)

Bedroom Three 9'3" x 8'9" (2.83m x 2.67m)

Hallway 12'10 x 6' (3.91m x 1.83m)

Showerroom

Tenure - Freehold

Council Tax Band - B

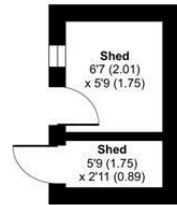




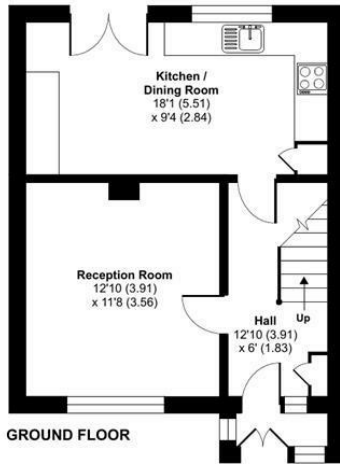
Lampton Avenue, Bristol, BS13

Approximate Area = 883 sq ft / 82 sq m
 Outbuilding = 58 sq ft / 5.4 sq m
 Total = 941 sq ft / 87.4 sq m

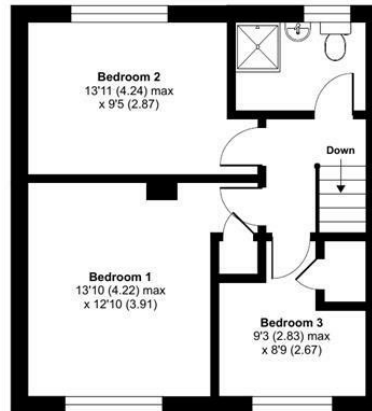
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OUTBUILDING

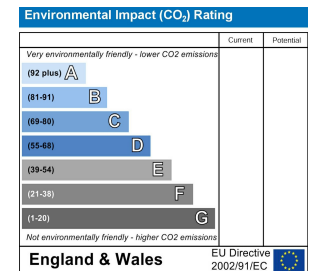
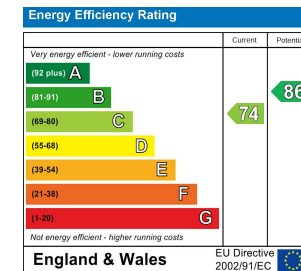
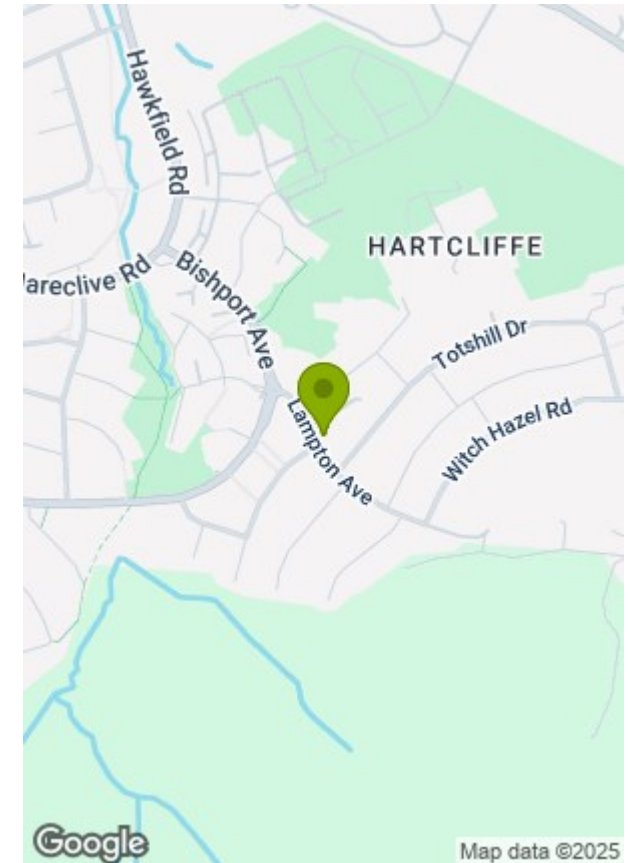


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Greenwood's Property Centre. REF: 1261011



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