



65 Lyppiatt Road  
, Bristol, BS5 9HP

**Asking price £360,000**

# 65 Lyppiatt Road



## Description

Stylish Victorian terrace with large west facing garden situated just off Redfield's Church Road. Within a short walk of local independent cafes, delis, shops and St Georges park makes this an ideal buy for those wanting to enjoy all that Redfield has to offer.

Much improved by its current owners the property comprises a bright living and dining room which opens into a lovely fitted kitchen with door leading to the garden. The bathroom is tucked away to the rear of the hallway with bath with shower over. Upstairs you'll find two double bedrooms, the main bedroom runs across the front of the property room and a generous second bedroom.

Outside to the rear is a large west facing garden with lawn and borders ready for planting and a seating area and shed across the rear of the garden. Further benefits include gas central heating and double glazing.

This property really feels like home with an abundance of character and light so viewing is highly recommended!

- VICTORIAN TERRACE
- WEST FACING GARDEN
- STYLISH KITCHEN
- CLOSE TO CHURCH ROAD
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINING
- DOWNSTAIRS BATHROOM

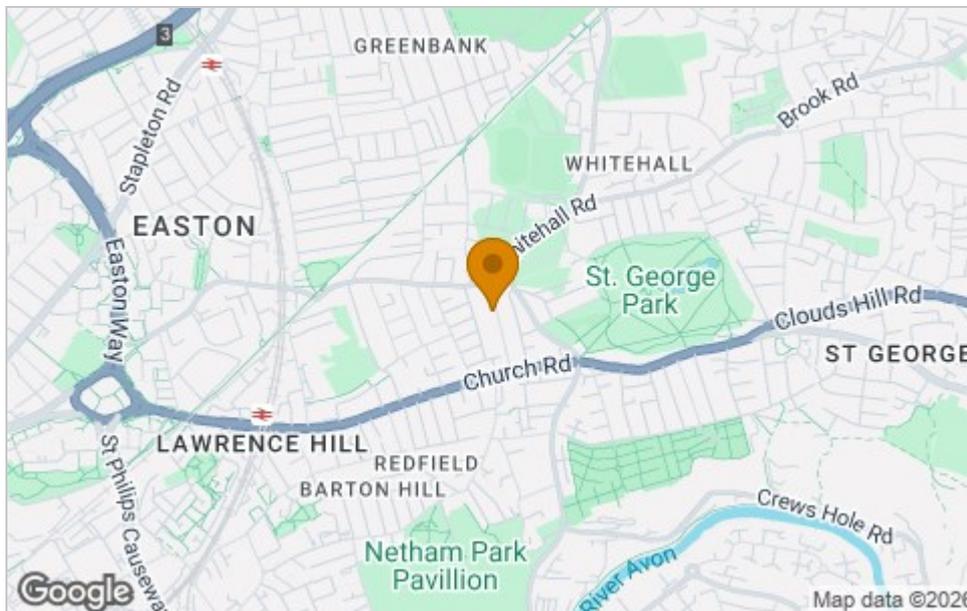




## Floor Plan



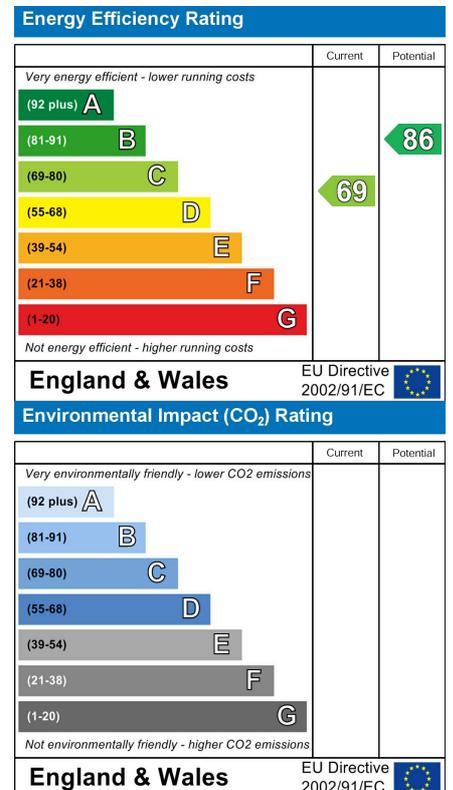
## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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