



23 Lawrence Avenue

Easton, Bristol, BS5 0LD

**Asking price £340,000**



# 23 Lawrence Avenue



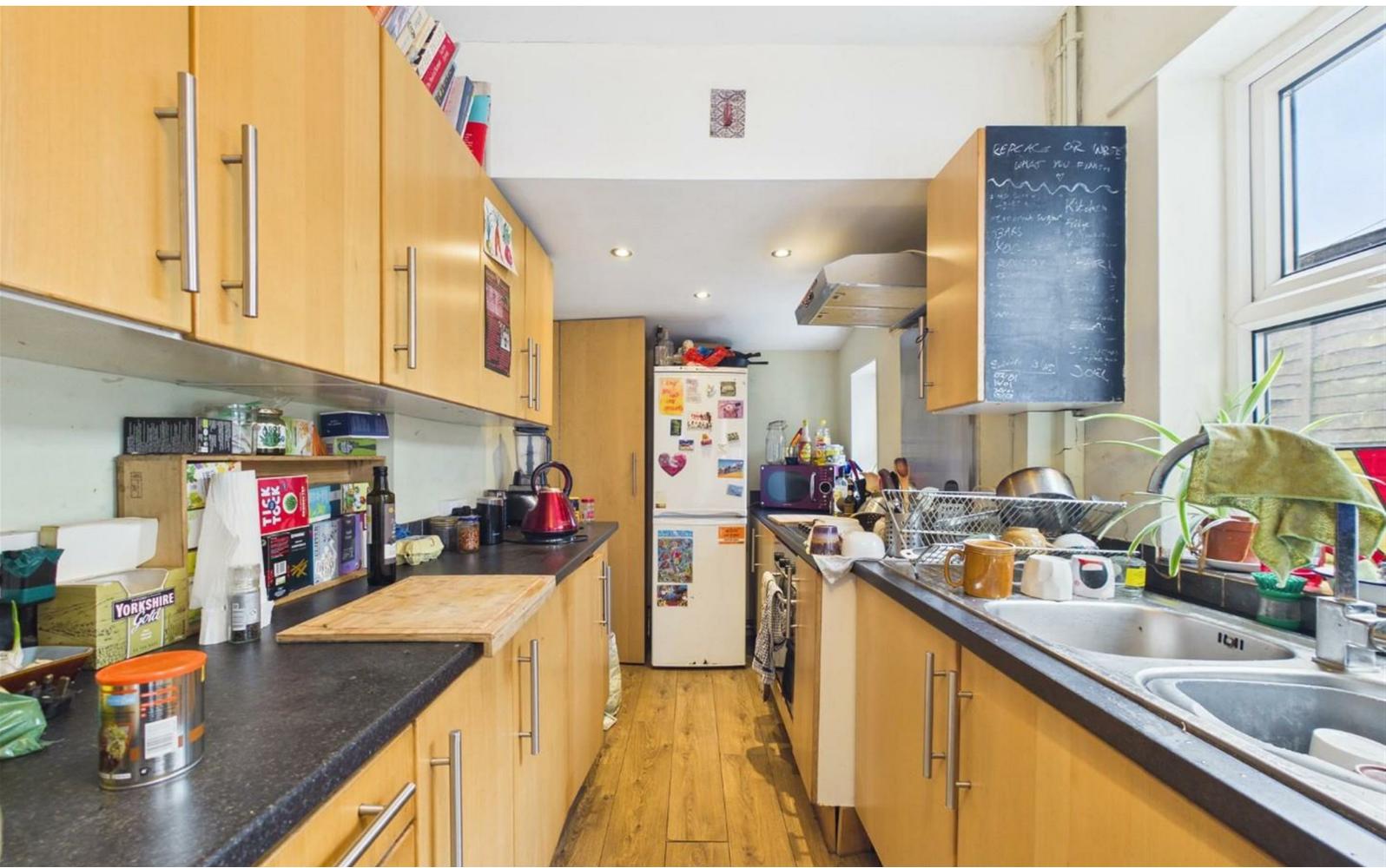
## Description

Welcome to this 2 bedroom period home situated just off St. Marks Road with all it's shops, cafes and amenities only a stones throw away. With good transport links into the city via the Stapleton Road Train Station and the Bristol to Bath Cycle Path and offered with no onward chain, this property is ideal for first time buyers!

Comprising of entrance hallway leading to a bay lounge and full-width dining room. To the rear of the property you'll find a kitchen and a private garden. Upstairs you'll find a full-width master bedroom, a second double bedroom and a four-piece bathroom suite.

Further benefits include double glazing, gas central heating from a combination boiler and much more! Call now to book a viewing !!

- NO CHAIN !!
- NEAR ST. MARKS ROAD
- FULL-WIDTH DINING ROOM
- KITCHEN
- REAR GARDEN
- 2 DOUBLE BEDROOMS
- PERIOD HOME
- BAY LOUNGE
- FOUR-PIECE BATHROOM
- DOUBLE GLAZING

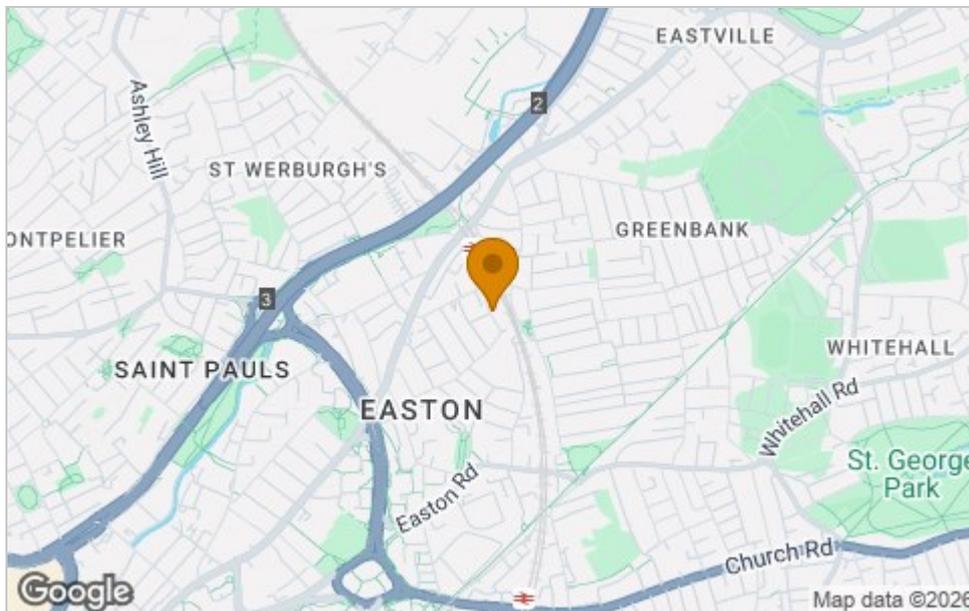




## Floor Plan



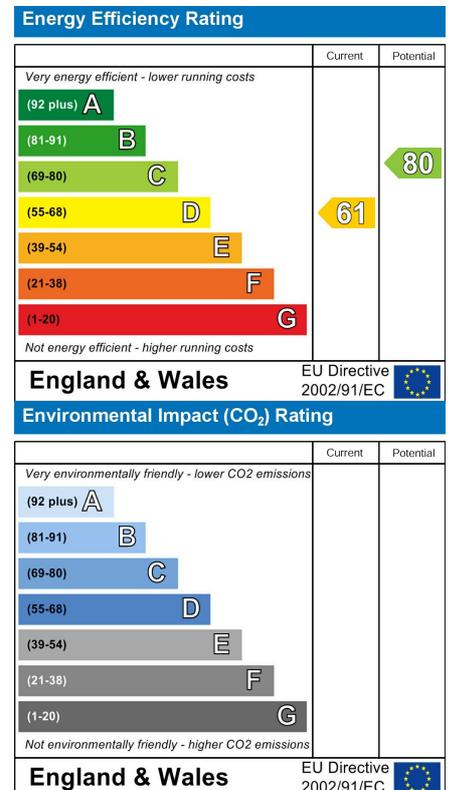
## Area Map



## 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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