



**9 Lambourn Road, Bristol, BS31 1PR**

**£1,195**

Well-presented two double-bedroom flat is available to let in a sought after location. The property offers convenient access to public transport links, local amenities, and green spaces, making it an ideal setting for comfortable modern living.

The flat features a spacious separate reception room, benefitting from large windows that create a bright and welcoming atmosphere. There is a well-appointed kitchen designed to make the most of natural light, providing a pleasant space for cooking and dining offering plenty of storage and space for a fridge/freezer and washing machine.

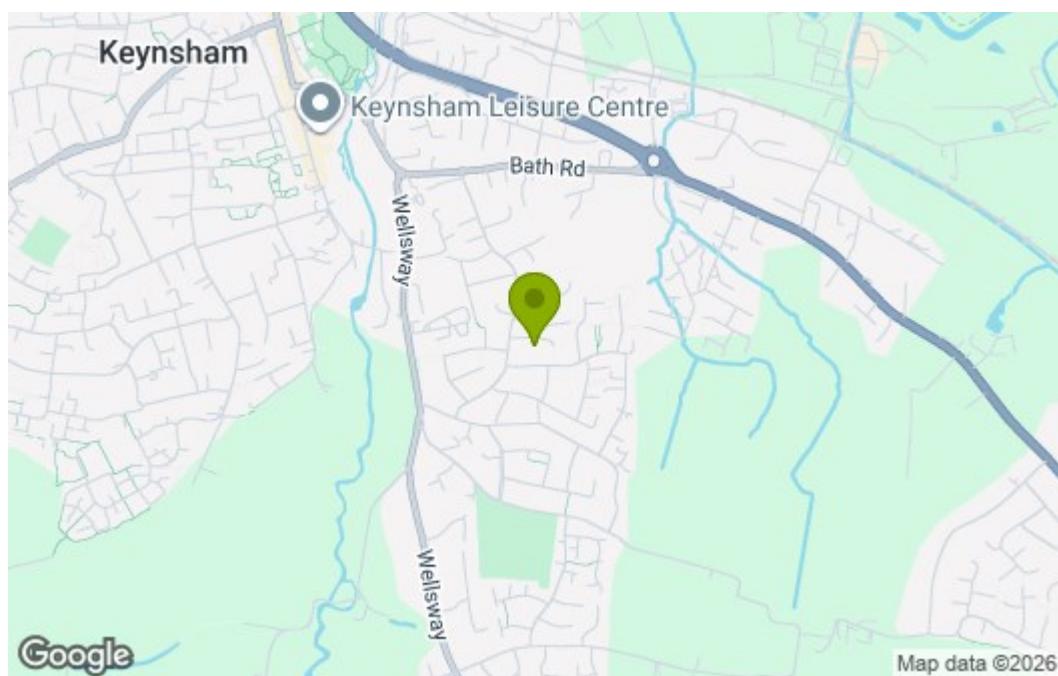
Both bedrooms come equipped with built-in wardrobes for convenient storage. The main bedroom is a comfortable double.

The bathroom includes a bath with shower over, wash hand basin and WC and a heated towel rail, adding a touch of comfort.

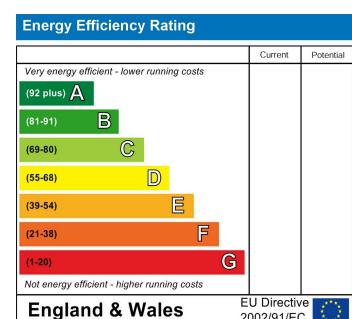
This flat is well-placed for enjoying the nearby amenities and green spaces that Keynsham has to offer. The local area provides excellent links to Bristol and surrounding regions via public transport. Situated in a highly regarded neighborhood, this property would suit those seeking practical living in a prime location. Early viewing is recommended to appreciate its layout and setting.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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