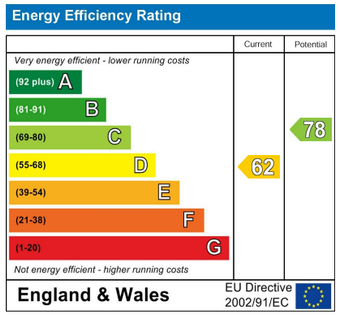


Lewis Road, Bristol, BS13

Approximate Area = 901 sq ft / 83.7 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1036 sq ft / 96.2 sq m
For identification only - Not to scale



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76 Lewis Road, Bedminster Down, Bristol, BS13 7JB



£375,000

A tidy three bedroom semi detached home that is offered to the market with no onward chain.

- Semi detached
- Entrance hallway
- Lounge/Dining room
- Kitchen
- Three bedrooms
- Family bathroom
- Far reaching views
- Garage
- Gardens

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RICS

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76 Lewis Road, Bedminster Down, Bristol, BS13 7JB

An good example of a well cared for three bedroom semi detached home, offering spacious accommodation with exciting scope for further enhancement to suit an individual purchaser's taste. Offered to the market with no onward sales chain, the property is ideally suited to both couples and growing families alike.

Internally, the ground floor comprises a welcoming entrance hallway which leads to a generous lounge/dining room measuring an 7.5m (24'7") in length. This bright and airy reception space benefits from a delightful bay window, feature fireplace and ample room for both seating and dining furniture. The ground floor further offers a double galley style kitchen that directly overlooks and provides access to the rear garden. To the first floor, the property provides three well balanced bedrooms, two of which benefit from generous built in storage, while the principal bedroom enjoys far reaching views towards Windmill Hill. The internal accommodation is completed by a neutral three piece family bathroom.

Externally, the front of the property benefits from a block paved driveway accessed via a dropped kerb, providing ample off street parking and leading to a single garage with up and over door. The tiered rear garden has been thoughtfully arranged to provide a variety of outdoor spaces and features a generous patio, stone chipping area, level lawn, well stocked flower beds, timber shed and greenhouse.

Situated within the highly convenient Bedminster Down area, only a short stroll from nearby green spaces and offering excellent transport links into Bristol City Centre, the property is also well placed for a range of nearby schools and local amenities, making it an excellent long term family home.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.4m x 1.7m (14'5" x 5'6")
Dual obscured double glazed windows to front aspect, radiator, meter cupboard, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

LOUNGE/DINING ROOM 7.5m x 3.8m narrowing to 3.3m into bow window (24'7" x 12'5" narrowing to 10'9" into bow window)
Double glazed bow window to front aspect, double glazed window to rear aspect overlooking rear garden, feature gas flame effect fireplace with wooden mantle, radiators, power points.

KITCHEN 3.9m x 2.6m narrowing to 2.2m (12'9" x 8'6" narrowing to 7'2")
Dual aspect double glazed windows to rear and side aspects, double glazed door to side aspect providing access to rear garden. Double galley style kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated double electric oven with four ring gas hob and extractor fan over, space and power for low level fridge and freezer, space and plumbing for washing machine, radiator, power points, tiled splashbacks to all wet areas

FIRST FLOOR

LANDING 2.3m x 1.4m (7'6" x 4'7")
Double glazed window to side aspect, access to loft via hatch, doors leading to rooms.

BEDROOM ONE 3.6m x 3.5m (11'9" x 11'5")
Double glazed window to rear aspect enjoying far reaching views, three built in double wardrobes (one housing gas combination boiler), radiator, power points.

BEDROOM TWO 3.6m x 3.2m (11'9" x 10'5")
Double glazed window to front aspect, three built in double wardrobes, radiator, power points.

BEDROOM THREE 2.6m x 2.4m (8'6" x 7'10")
Double glazed window to front aspect, radiator, power point.

BATHROOM 2m x 2m (6'6" x 6'6")
Obscured double glazed window to rear aspect, matching three piece suite comprising wash hand basin, hidden cistern WC and panelled bath with mixer tap and shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Low maintenance front garden mainly laid to block paving that's accessed via a dropped kerb and provides ample parking, path leading to front door, access to garage.

REAR GARDEN
Tiered rear garden with wall and fenced boundaries, raised patio, stone chipping seating area, lawn, well stocked flower beds, timber shed, greenhouse, pedestrian access to garage.

GARAGE
Single garage accessed via up and over door with pedestrian access to rear garden, benefitting from power and lighting.

TENURE
This property is freehold

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
This property has historic covenants and a yearly rentcharge of £4.15

Local authority: Bristol City Council
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside O2, EE and Vodafone - all likely available (Source - Ofcom).



















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