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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

Hallway

Living Room
13'1" x 12'5" (3.99m x 3.80m)

Dining Room
10'0" x 8'9" (3.07m x 2.68m)

Kitchen
9'10" x 9'4" (3.01m x 2.87m)

Landing

Bedroom
11'4" x 10'3" (3.46m x 3.13m)

Bedroom
10'11" x 10'2" (3.35m x 3.11m)

Bedroom
8'3" x 8'1" (2.52m x 2.47m)

Bathroom
7'10" x 7'3" (2.39m x 2.23m)

- Three Bedroom Family Home
- Spacious Living Room With Bay Window
- Separate Dining Room
- Fitted Kitchen With Good Storage
- Two Double Bedrooms Plus Single Bedroom
- Useful Outbuilding With Storage
- Close To Amenities And Transport Links
- Available With No Onward Chain

102 Landseer Avenue, Lockleaze, Bristol, BS7 9YR

Offers In Excess Of £290,000 Freehold

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PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B

Situated on Landseer Avenue, this well-proportioned three-bedroom home offers approximately 1,108 sq ft of flexible living space, ideal for families or those seeking versatile accommodation.

The ground floor comprises a bright front facing living room with bay window, a separate rear dining room and a kitchen. Upstairs are three bedrooms, two well sized doubles and a further room suited to a nursery, study or guest room and a family bathroom.

Externally, the property benefits from an outbuilding with additional storage and a separate WC. Conveniently placed for local amenities, schools (catchment subject to confirmation) and transport links.

Please note: this property is of non-standard construction (Laing Easiform - Type 2), which is mortgageable with most high street lenders. Please consult your mortgage advisor for further advice.

Offered for sale with no onward chain!

the location

Well placed for access to a range of local amenities, including shops at Gainsborough Square, leisure centre, and the comprehensive facilities of nearby Gloucester Road and Filton. There are also junior and senior schools within the vicinity.

just a thought...

This property will make somebody a lovely family home in an increasingly popular residential locality.