



48 Lacey Road, Bristol, BS14 8LS

£375,000

This three-bedroom semi-detached house is offered ****for sale**** in a sought-after residential area of Bristol, well positioned for families and first-time buyers. The property is presented in immaculate condition and benefits from off-street parking for up to four vehicles, plus a wider-than-average garage. The roof was replaced in 2017, providing added reassurance for prospective purchasers.

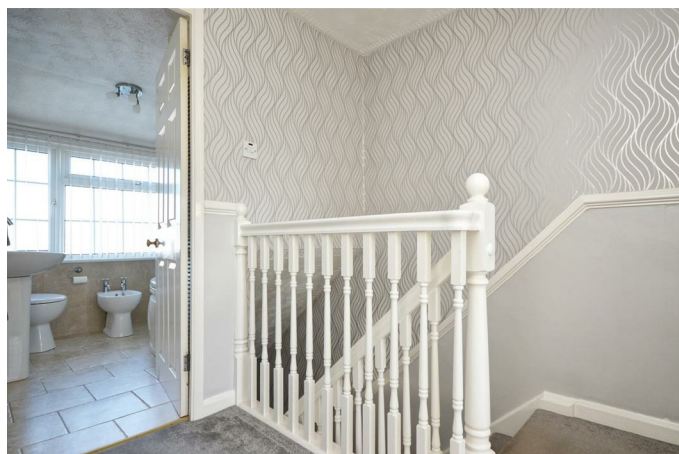
To the front, a modern kitchen includes integrated appliances such as a wine fridge and dishwasher. The ground floor also features a generous sitting/dining room to the rear, with large patio doors opening directly onto the garden, creating a bright space with views over the outside area. A feature open fireplace adds a focal point to this room. There is also a ground floor shower room with WC for added convenience.

Upstairs are three well-proportioned bedrooms, two of which are doubles. Bedroom two includes built-in wardrobes, as does the third bedroom. The family bathroom offers a corner bath with shower over and a bidet.

Hallway



First Floor Landing

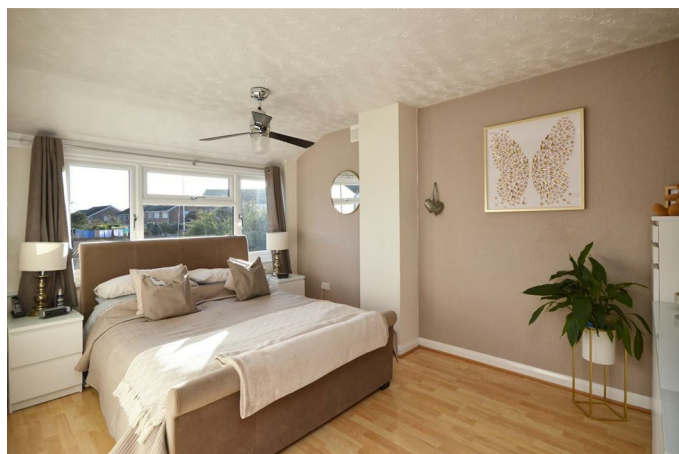


Downstairs Shower Room



Bedroom One

14'2" x 9'8" (4.34 x 2.96)



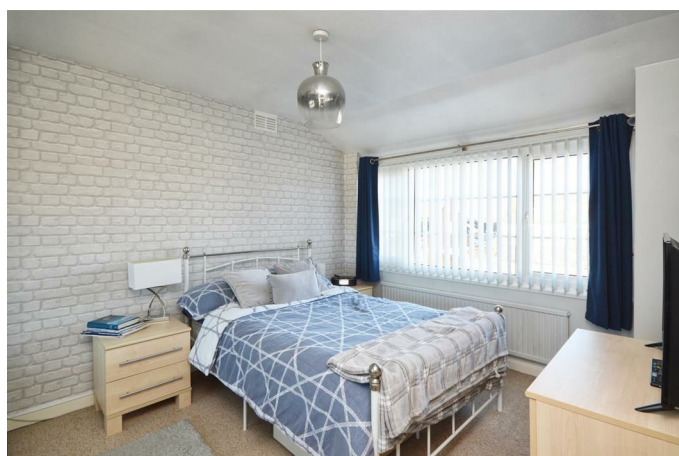
Kitchen

15'4" x 13'5" (4.68 x 4.10)



Bedroom Two

11'10" x 9'8" (3.62 x 2.96)



Sitting / Dining Room

18'4"ax x 16'7" (5.61max x 5.06)



Bedroom Three

10'3" x 6'8" (3.13 x 2.05)



Bathroom

6'7" x 5'8" (2.03 x 1.75)



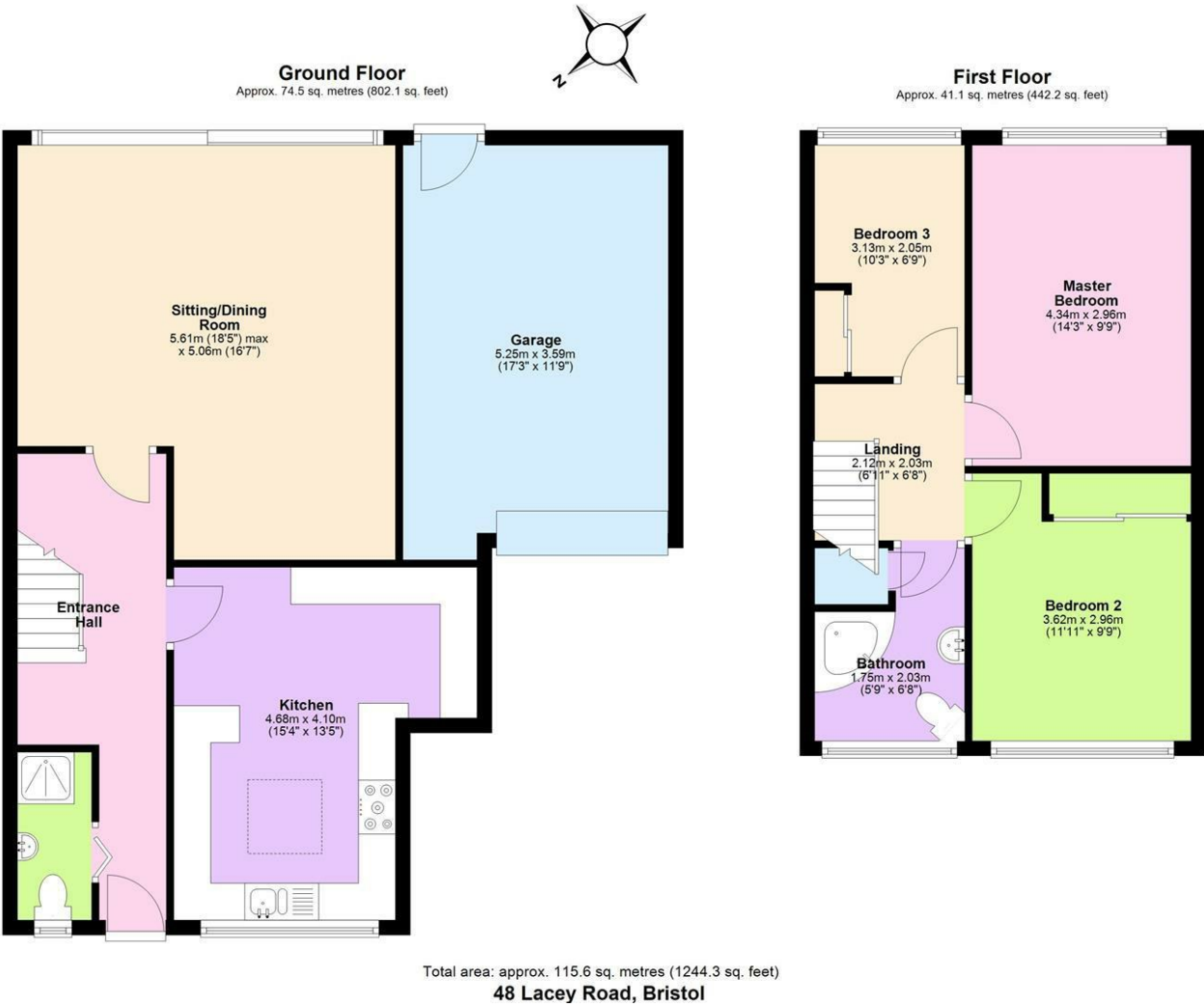
Outside



Garage

17'2" x 11'9" (5.25 x 3.59)

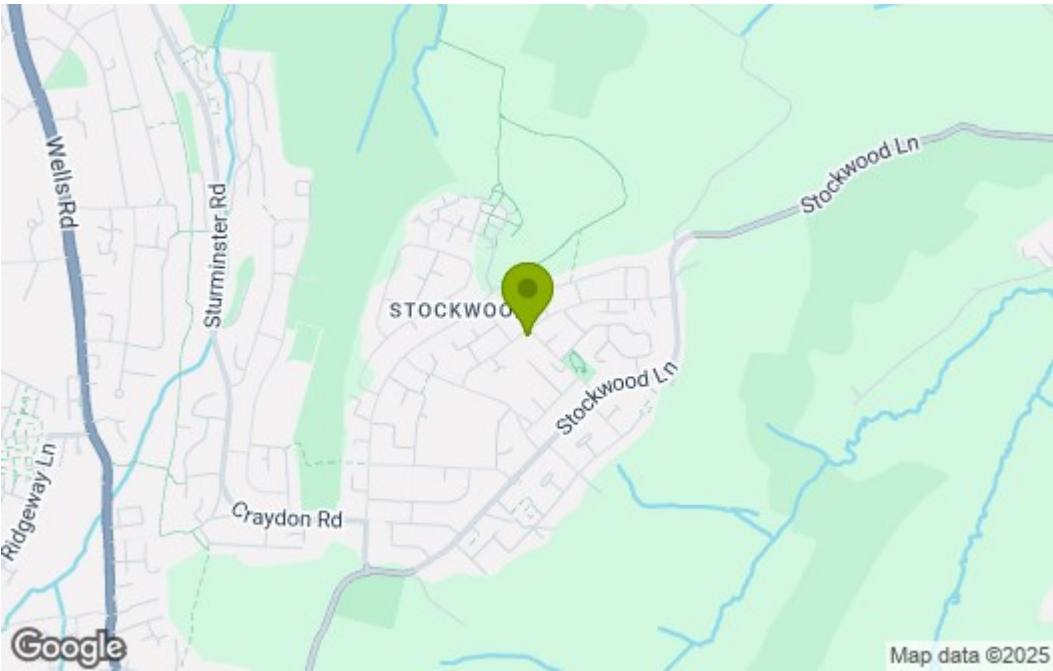
Floor Plan



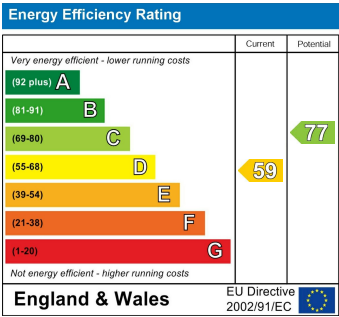
Total area: approx. 115.6 sq. metres (1244.3 sq. feet)

48 Lacey Road, Bristol

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.