



12 Lewin Street  
, Bristol, BS5 9NU

**Asking price £300,000**



# 12 Lewin Street



## Description

Welcome to this 2 bedroom home located only a stroll away from St. George Park and within walking distance of the increasingly popular Church Road and all its cafes, restaurants and pubs! Close to supermarkets and with good transport links via buses, the Lawrence Hill train station and cycle paths into the city.

Comprising of full-width living room leading to a full-width dining room. To the rear you'll find a good sized kitchen and a breakfast room with french doors looking out onto the garden. The garden offers rear access onto a lane. Upstairs you'll find two double bedrooms and a bathroom.

Further benefits include no onward chain and gas central heating from a combination boiler. Call now to book a viewing !!

- 2 DOUBLE BEDROOMS
- LIVING ROOM
- DINING ROOM
- KITCHEN
- NO CHAIN !!
- NEAR ST. GEORGE PARK
- NEAR CHURCH ROAD
- BREAKFAST ROOM
- BATHROOM





## Floor Plan



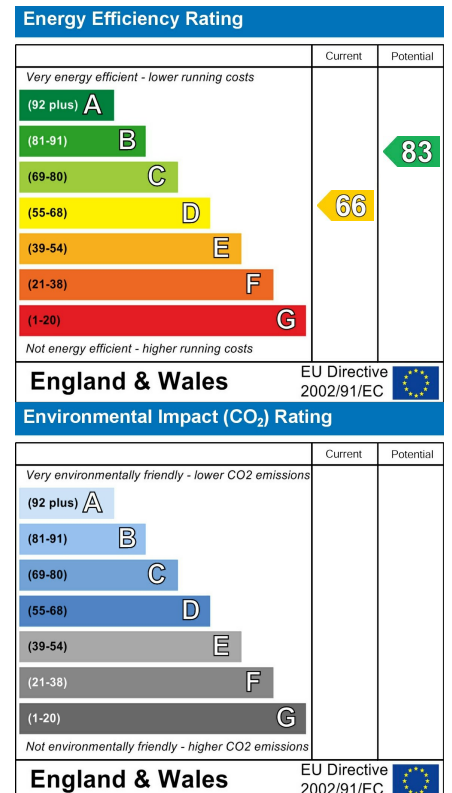
## Area Map



## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.