

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Silverweed Road

Lyde Green, Bristol, BS16 7NU

£279,995



Council Tax: C



# 3 Silverweed Road

Lyde Green, Bristol, BS16 7NU

£279,995



## DESCRIPTION

Offered with open plan living this 2 bedroom end terrace home is the perfect starter home and would make the ideal first time purchase or buy to let investment.

Upon entry you are welcomed by a hall that guides you to either the ground floor or staircase to the first floor. As you make your way to the back of the home you can find a pleasant open plan lounge/kitchen/diner with French doors that lead out to garden. The kitchen is fitted with appliances and living area is extremely well presented. To complete the downstairs is a cloakroom. As you make your way upstairs you will find 2 double bedrooms and a family bathroom off the landing.

Externally there is a well presented yet low maintenance garden laid to artificial lawn and patio and an allocated parking space to front of property.

## Location

An ideal first time home close to Lyde Greens Primary School and newly built secondary school as well as David Lloyd Health club. there is easy access to Emersons Green and it's retail park. Located just off the Avon Ring road this home also has easy access to major transport links such as the M32, M4/M5 corridors and the Bristol to Bath cycle path.

## ENTRANCE HALLWAY

Access via a composite door, wood effect laminate flooring, radiator, stairs leading to first floor accommodation, door to kitchen/living area.

## LOUNGE/KITCHEN/DINER

22'0" (max) x 12'2" (max) (6.71m (max) x 3.71m (max))

## KITCHEN AREA

UPVC double glazed window to front, range of grey high gloss wall and base units, laminate work top incorporating breakfast bar, sink bowl unit with mixer tap, built in electric oven and ceramic hob, extractor fan hood, integrated dishwasher and washer/dryer, integrated fridge freezer, cupboard housing Ideal combination boiler, wood effect laminate flooring, LED downlighters.

## LOUNGE AREA

Wood effect laminate flooring, LED downlighters, door to cloakroom, UPVC double glazed French doors leading out to rear garden.

## CLOAKROOM

Close coupled WC, pedestal wash hand basin, wood effect laminate flooring, extractor fan, radiator.

## FIRST FLOOR ACCOMMODATION

## LANDING

Loft hatch, doors leading to bedrooms and bathroom.

## BEDROOM ONE

12'2" x 7'7" (3.71m x 2.31m)

UPVC double glazed window to rear, radiator, feature wall with wood panelling.

## BEDROOM TWO

12'2" x 7'7" (3.71m x 2.31m)

Two UPVC double glazed window to front, radiator, built in wardrobe with shelving unit, wood panelling to dado height.

Tel: 0117 956 1234

## BATHROOM

Suite comprising: close coupled WC, pedestal wash hand basin, panelled bath with glass shower screen, mains controlled shower, part tiled walls, wood effect flooring, extractor fan, radiator.

## OUTSIDE:

### REAR GARDEN

Landscaped garden providing low maintenance, artificial lawn with stone patio, raised wood sleeper border, security light, timber framed shed, side gated access, enclosed by boundary fencing.

### FRONT OF PROPERTY

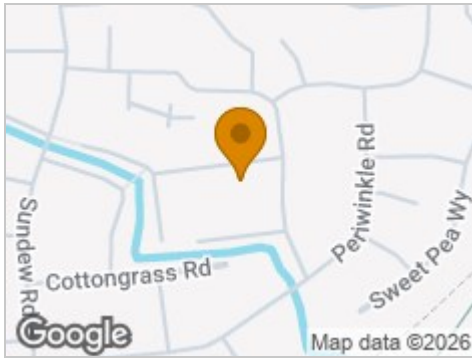
Area laid to lawn, outside light, water tap, paved pathway to entrance.

### PARKING

Area laid to tarmac to front of property providing off street parking space.



## Road Map



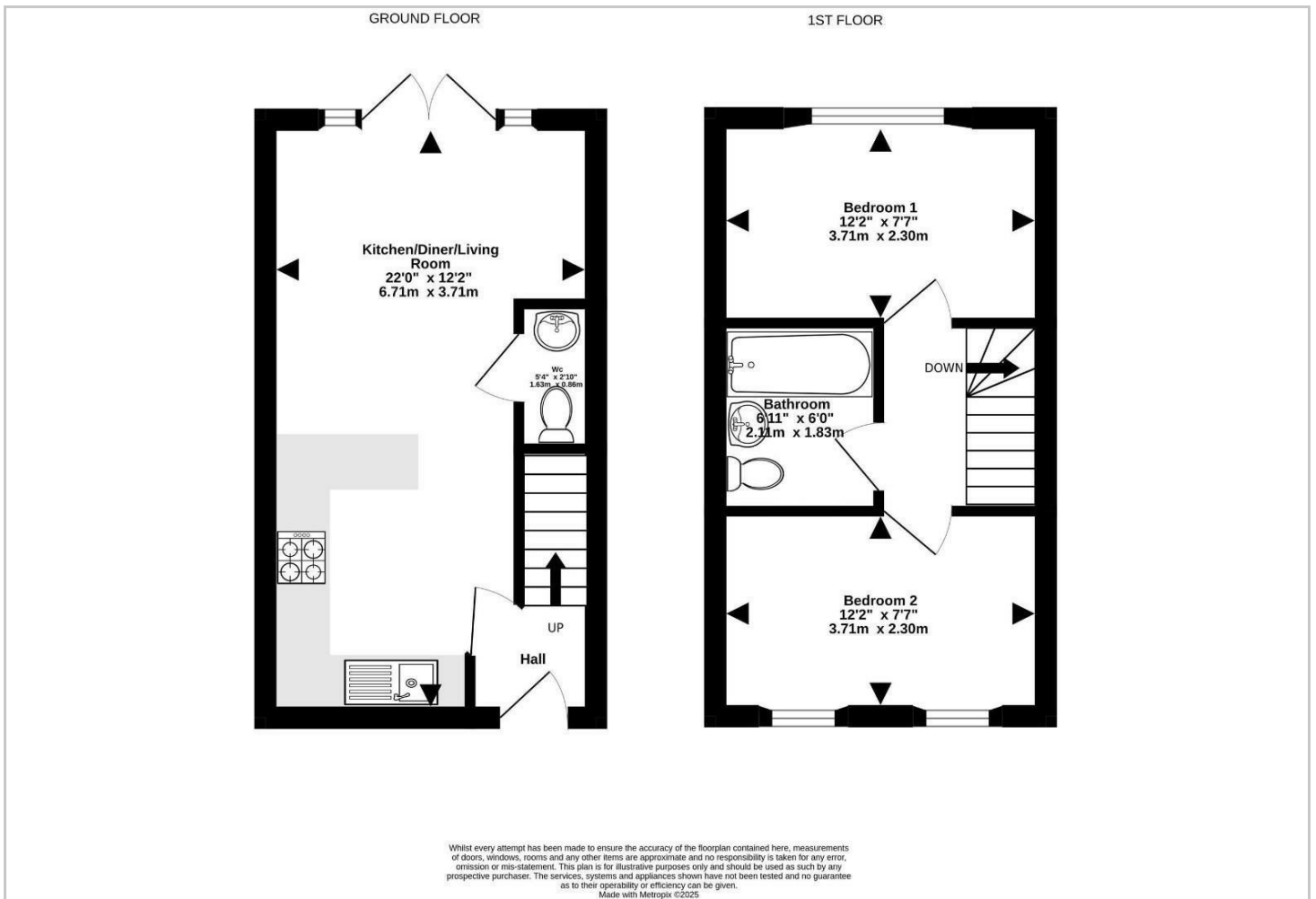
## Hybrid Map



## Terrain Map



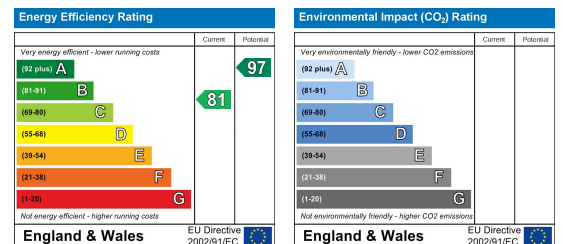
## Floor Plan



## Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.