

HUNTERS[®]

HERE TO GET *you* THERE



Honeysuckle Road

Lyde Green, Bristol, BS16 7LS

£375,000



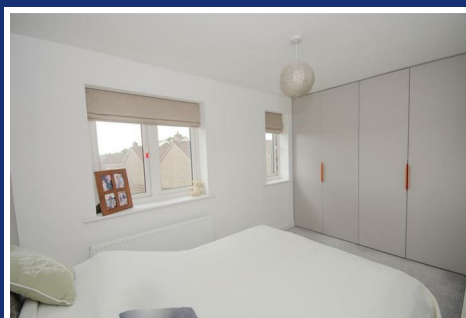
Council Tax: D



147 Honeysuckle Road

Lyde Green, Bristol, BS16 7LS

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this middle terrace town-house which occupies a position in the popular development of Lyde Green.

This property is ideally positioned for access onto the Avon ring road, for the amenities of Emersons Green, for the David Lloyd Health and Leisure Club and for Lyde Green Community School which is due to open in September.

The amenities of Emersons Green include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgery and dental practice.

The well presented and spacious accommodation is displayed over three levels and comprises to the ground floor; an entrance hall, a study/dining room, cloakroom and a kitchen/diner with uPVC double glazed French doors leading into the rear garden.

To the first floor there is the main bedroom with an en suite and a lounge/bedroom four with a Juliet balcony. The second floor provides two additional bedrooms and a family bathroom.

Externally to the rear of the property is a block paved area providing two allocated off street parking spaces and a low maintenance rear garden which is mainly laid to paved patio and artificial lawn.

Additional benefits include; gas central heating and uPVC double glazed windows.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a part glazed composite door, leading into an entrance hall.

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation and doors leading into all ground floor rooms.

CLOAKROOM

White suite comprising; W.C. wash hand basin with tiled splash backs, radiator.

DINING ROOM/STUDY

10'7" x 10'0" (3.23m x 3.05m)

uPVC double glazed window to front, radiator.

KITCHEN/DINER

14'10" x 12'11" (4.52m x 3.94m)

uPVC double glazed window to rear, stainless steel one and a half bowl sink drainer with chrome mixer and splash backs, range of fitted white wall and base units incorporating an integral stainless steel electric oven with four ring ceramic hob with extractor fan over, space for a tall fridge freezer, plumbing for dishwasher, plumbing for washing machine, under stairs storage cupboard, radiator, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Double fronted under stairs storage cupboard, doors leading into all first floor rooms.

BEDROOM ONE

14'10" x 9'5" (4.52m x 2.87m)

Two uPVC double glazed windows to rear, radiator, fitted wardrobes, door leading into en suite.

EN SUITE

White suite comprising; W.C. wash hand basin with tiled splash backs, shower cubicle, shaver point, radiator.

LOUNGE/BEDROOM FOUR

14'10" x 9'2" (4.52m x 2.79m)

uPVC double glazed French doors to front with Juliet balcony, range of fitted wardrobes, radiator.

SECOND FLOOR ACCOMMODATION

LANDING

Loft access, airing cupboard, doors leading into all second floor rooms.

BEDROOM TWO

14'10" x 8'4" (4.52m x 2.54m)

uPVC double glazed window to rear, radiator.

BEDROOM THREE

14'10" x 10'2" (4.52m x 3.10m)

Two uPVC double glazed windows to front, radiator.

BATHROOM

6'2" x 5'6" (1.88m x 1.68m)

White suite comprising; W.C. wash hand basin and

panelled bath, tiled splash backs, shaver point, radiator.

OUTSIDE

REAR GARDEN

Paved patio leading to an area which is laid to artificial lawn with raised sleeper boarders displaying flower and shrubs, timber framed garden shed, wooden gate providing side pedestrian access, garden surrounded by wooden fencing.

OFF STREET PARKING

Two block paved parking spaces providing allocated off street parking.



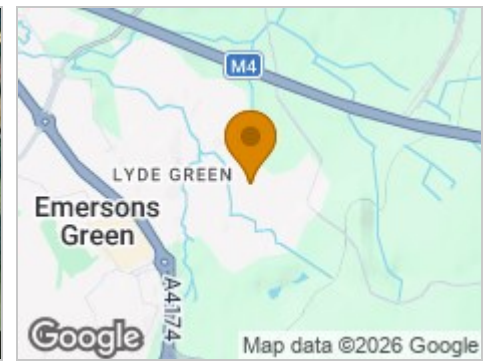
Road Map



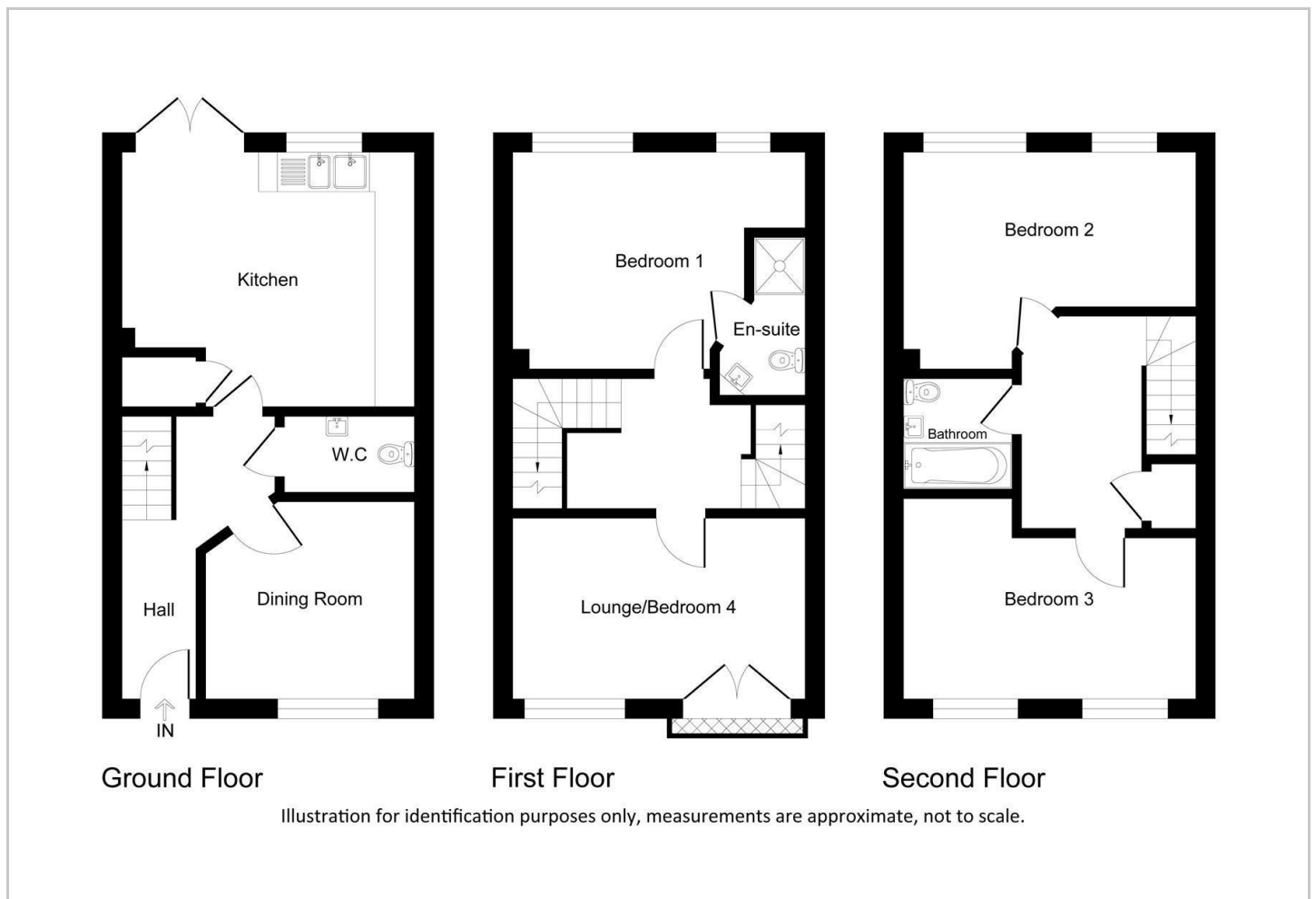
Hybrid Map



Terrain Map



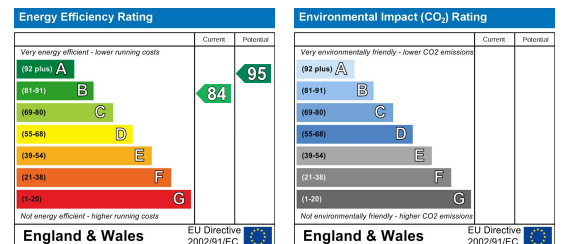
Floor Plan



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.