



## Lilac Drive, Lyde Green, Bristol, BS16 7GH

- Semi-detached town-house
- Conveniently located for major commuting routes
- Ground floor shower room
- Garage with electronic door
- Gas central heating & uPVC double glazed windows
- Offered for sale with no onward chain
- 3 bedrooms
- Kitchen /diner with balcony & some integral appliances
- Off street parking

**£380,000**



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## DESCRIPTION

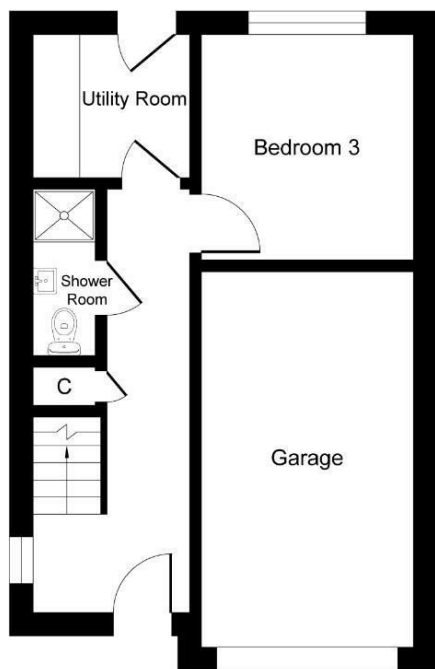
A semi-detached town-house offered for sale with no onward chain and conveniently located for major commuting routes. The accommodation comprises; hall, shower room, utility room, lounge, kitchen/diner with balcony, bathroom & 3 bedrooms.

Additional benefits include; garage with electric door, off street parking, gas c/h, uPVC d/glazing & a rear garden which is mainly laid to lawn and paved patio.

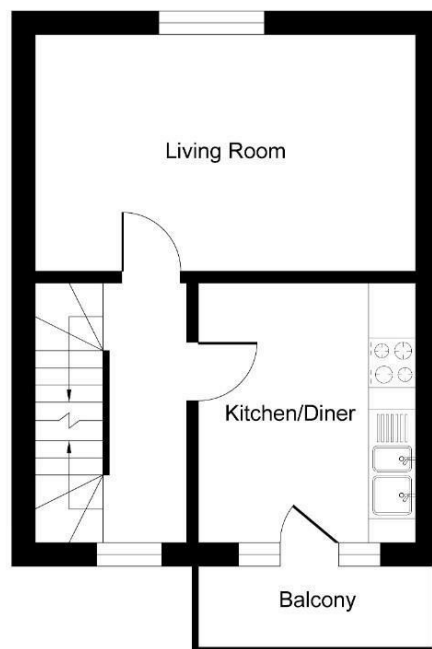




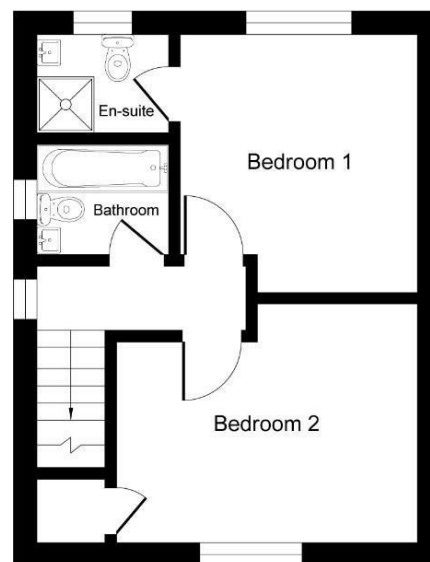




Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

### Viewings

Please contact [downend@hunters.com](mailto:downend@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.