



Goldenrod Road, Lyde Green, Bristol, BS16 7PN

- Beautifully presented coach house
- Two bedrooms
- Balcony off master bedroom
- Allocated parking space
- Excellent transport links
- Popular Lyde Green development
- 19ft open plan living room/dining/kitchen
- Double glazing & Gas central heating
- Close to all local amenities
- No onward chain

£270,000

HUNTERS®
HERE TO GET *you* THERE

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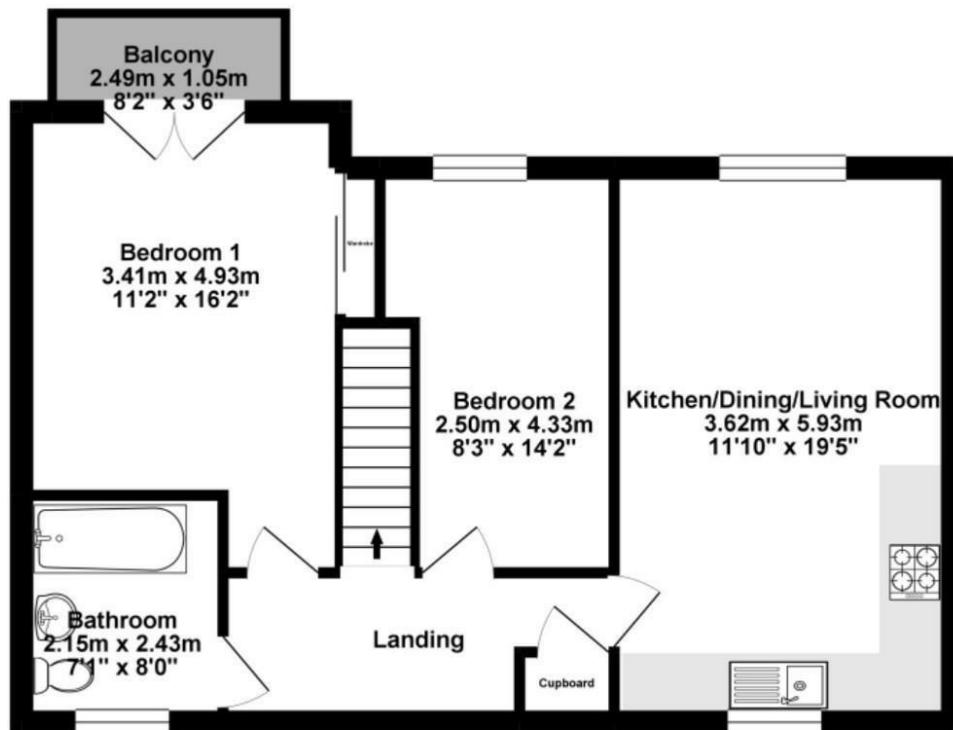
DESCRIPTION

A modern (2022) built coach house located within the popular Lyde Green development. Beautifully presented living accommodation comprising: open plan lounge/dining/kitchen, 2 bedrooms (master with balcony) and a large bathroom. Benefiting from having an allocated parking space and no chain..





COACH HOUSE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplanner 6.0.22

Viewings

Please contact 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) A	100+	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.