

# HUNTERS®

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**Foxglove Road**  
Lyde Green, BS16 7HU

£325,000



# 6 Foxglove Road

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this modern middle terrace property which occupies a secluded position in the popular area of Lyde Green.

This immaculately presented property is conveniently located for access onto the Avon ring road, for major commuting routes, for the Bristol cycle path and for the amenities of both Lyde Green and Emersons Green.

These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries, library and dentists. The accommodation comprises to the ground floor; entrance hall, cloakroom, a Lounge with uPVC double glazed French doors leading into the rear garden and a well appointed kitchen/breakfast room fitted with modern grey high gloss wall and base units and incorporating appliances to include; an oven & hob, fridge freezer, dishwasher and washing machine.

To the first floor there are three bedrooms and a bathroom with an over bath shower system. The master bedroom has its own en suite shower room. Additional benefits include; gas central heating, uPVC double glazed windows, a low maintenance rear garden which is laid to paved patio and artificial lawn and two allocated off street parking spaces.

In our opinion this property would ideally suit a first time purchaser, an investment opportunity, or for those seeking an easier to manage environment.

An early internal inspection is wholeheartedly recommended to fully appreciate what this super house has to offer.

## ENTRANCE

Via an opaque glazed composite door, leading into entrance hall.

## CLOAKROOM

Opaque uPVC double glazed window to front, white suite comprising; W.C. and wash hand basin with chrome mixer tap and tiled splash backs, radiator, tiled floor.

## ENTRANCE HALL

Radiator, Karndean flooring, stairs leading to first floor accommodation and doors leading into cloakroom, lounge and kitchen/breakfast room.

## LOUNGE

15'4" x 10'9" (4.67m x 3.28m)

uPVC double glazed French doors leading into rear garden, TV aerial point, under stairs storage cupboard, radiator, Karndean flooring.

## KITCHEN/BREAKFAST ROOM

14'8" x 8'7" (4.47m x 2.62m)

uPVC double glazed window to front, ceiling with recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of modern grey coloured high gloss wall and base units with soft close doors and drawers and incorporating an integral stainless steel double electric oven with four ring gas hob and stainless steel cooker hood over, a tall fridge freezer, and dishwasher, cupboard housing a boiler supplying gas central heating, radiator, tiled floor.

## FIRST FLOOR ACCOMMODATION

## LANDING

Loft access, airing cupboard, radiator, doors leading into all bedrooms and bathroom.

## BEDROOM ONE

11'1" x 8'5" (3.38m x 2.57m)

uPVC double glazed window to rear, radiator, door leading into en suite.

## EN SUITE

Ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with a chrome shower system, chrome heated towel rail, tiled splash backs, shaver point, tiled floor, light activated extractor fan.

## BEDROOM TWO

9'6" x 8'4" (2.90m x 2.54m)

uPVC double glazed window to front, radiator.

## BEDROOM THREE

8'6" x 6'5" (2.59m x 1.96m)

uPVC double glazed window to rear, radiator.

## BATHROOM

6'5" x 6'3" (1.96m x 1.91m)

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and over bath shower with side splash screen, tiled splash backs, shaver point, chrome heated towel rail, tiled floor.

## OUTSIDE

### FRONT

Path leading to main entrance.

### REAR GARDEN

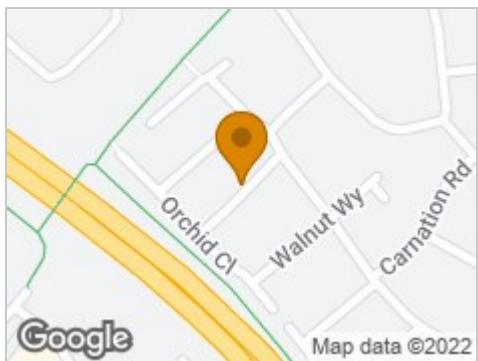
Paved patio leading to two areas laid to artificial lawn divided by a paved pathway leading to a rear pedestrian access via a wooden gate, garden shed, water tap, outside lighting, garden is surrounded by wooden fencing.

### OFF STREET PARKING

Two allocated tandem length off street parking spaces located close by.



## Road Map



## Hybrid Map



## Terrain Map



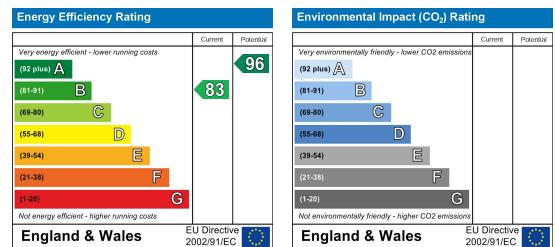
## Floor Plan



## 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.