



## Elderflower Drive, Lyde Green

- Impressive modern semi-detached Townhouse
- Three double bedrooms
- Kitchen/breakfast room with French doors to garden
- Bathroom & master en-suite
- Two off street parking spaces
- Well presented living accommodation over 3 floors
- Study/dining room/bedroom 4
- Lounge with Juliet Balcony
- Lawn rear garden with patio & decking
- Excellent condition throughout

**£360,000**

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# Elderflower Drive, Lyde Green

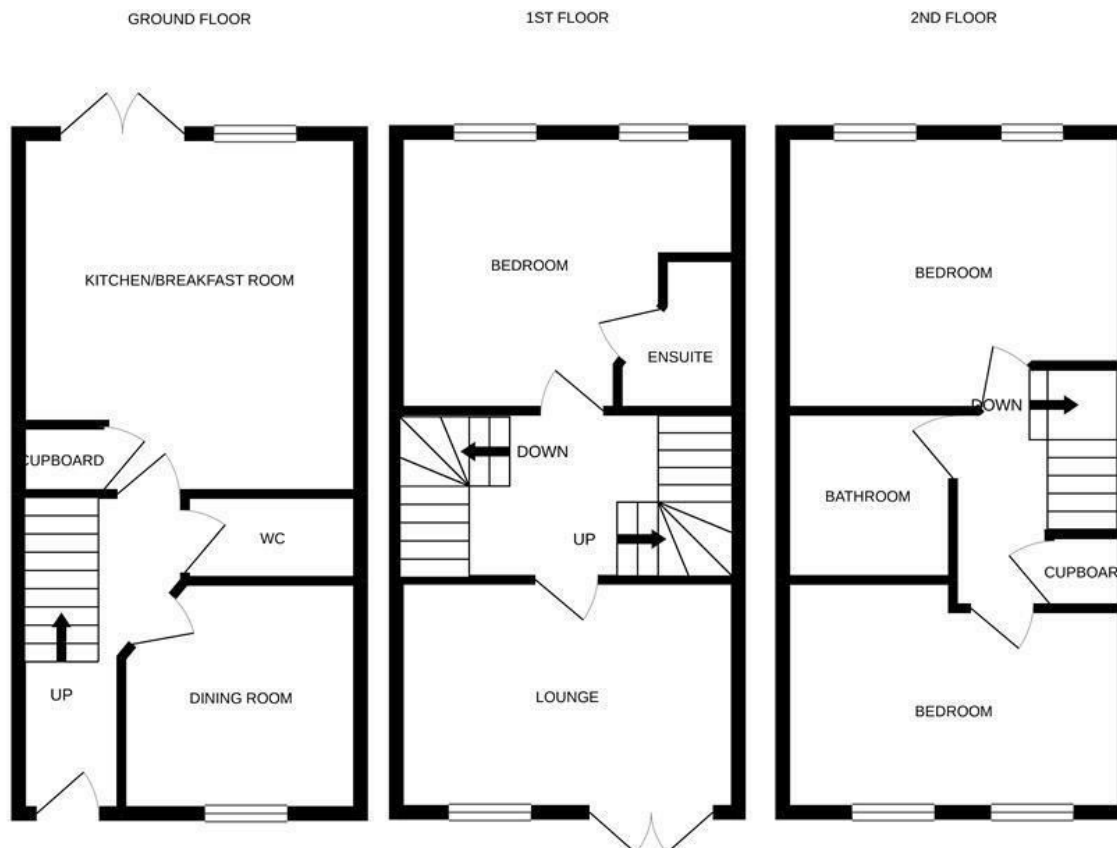
## DESCRIPTION

An impressive semi-detached Townhouse providing versatile spacious well presented accommodation over 3 floors. Offering 3 double bedrooms, lounge with Juliet balcony, kitchen/b'fast room, study/dining room, cloakroom, bathroom & en-suite. Benefiting from having 2 off street parking spaces and a well tended rear garden.









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## 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>		<b>94</b>
(81-91) <b>B</b>	<b>83</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.

## 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.

10 Badminton Road, Downend, BS16 6BQ

Tel: 0117 956 1234 Email:

downend@hunters.com <https://www.hunters.com>



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