

HUNTERS[®]

HERE TO GET *you* THERE



Heather Road

Lyde Green, Bristol, BS16 7NL

£300,000



Council Tax:



35 Heather Road

Lyde Green, Bristol, BS16 7NL

£300,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this semi-detached property which is located conveniently for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. The David Lloyd Health and Leisure Club and the amenities of Emersons Green and are also situated within easy reach.

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

In our opinion this well presented property would ideally suit a first time purchaser, investor, or those seeking an easier to manage environment.

The accommodation comprises to the ground floor; entrance hall with a large storage cupboard, cloakroom and a spacious kitchen/living area. The kitchen is fitted with a range of grey coloured high gloss wall and base units which incorporate integral appliances which include an electric oven, four ring gas hob with cooker hood, a tall fridge freezer and a dishwasher. uPVC double glazed French doors lead from the lounge area into the rear garden. To the first floor there are two double bedrooms and a bathroom with an over bath shower.

Externally to the rear of the property there is a rear garden which is mainly laid to paved patio and lawn, whilst to the front there is an allocated off street parking space.

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

We would recommend an early internal viewing appointment to fully appreciate what this super property has to offer.

ENTRANCE

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

ENTRANCE HALL

Double fronted cupboard with shelving, boiler supplying gas central heating and plumbing for washing machine, tiled floor, doors leading into cloakroom and living area.

CLOAKROOM

Opaque uPVC double glazed window to front, ceiling with recessed LED spot lights, white suite comprising; W.C. and wash hand basin with chrome mixer tap, radiator.

LIVING AREA

21'3" x 13'1 (6.48m x 3.99m)

KITCHEN

Ceiling with recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap, range of fitted grey coloured high gloss wall and base units incorporating an integral stainless steel electric oven, four ring gas hob with stainless steel cooker hood over, dishwasher and tall fridge freezer, roll edged work surface with upstand. under stairs storage cupboard, tiled floor, stairs leading to first floor accommodation and access leading into lounge/diner.

LOUNGE/DINER

uPVC double glazed French doors leading into rear garden, TV aerial point, contemporary vertical radiator, laminate floor.

FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

LANDING

Doors leading into all first floor rooms.

BEDROOM ONE

13'1" x 10'2" (3.99m x 3.10m)

uPVC double glazed window to rear, loft access (we understand from the seller that the loft space is partly boarded), radiator.

BEDROOM TWO

13'1" x 8'3" (3.99m x 2.51m)

uPVC double glazed window to front, built in sliding fronted wardrobe with hanging rail and shelving, over stairs storage cupboard with shelving, radiator.

BATHROOM

6'1" x 5'0" (1.85m x 1.52m)

Ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap, over bath shower and side splash screen, chrome heated towel rail, light activated extractor fan, tiled walls.

OUTSIDE

FRONT

Small area laid to loose shingle with sleeper border, paved path leading to a covered entrance.

OFF STREET PARKING

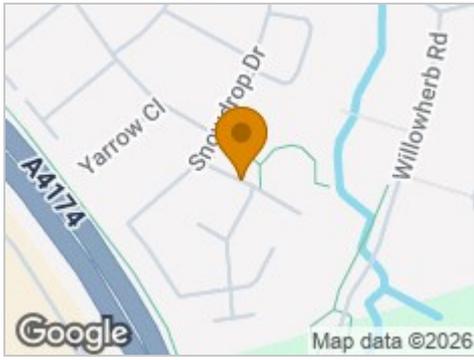
One allocated off street parking space.

REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn with loose shingle borders, timber framed garden shed, timber framed bin store, lighting, double power point, water tap, wooden gate providing side pedestrian access, garden surrounded by wooden fencing.



Road Map



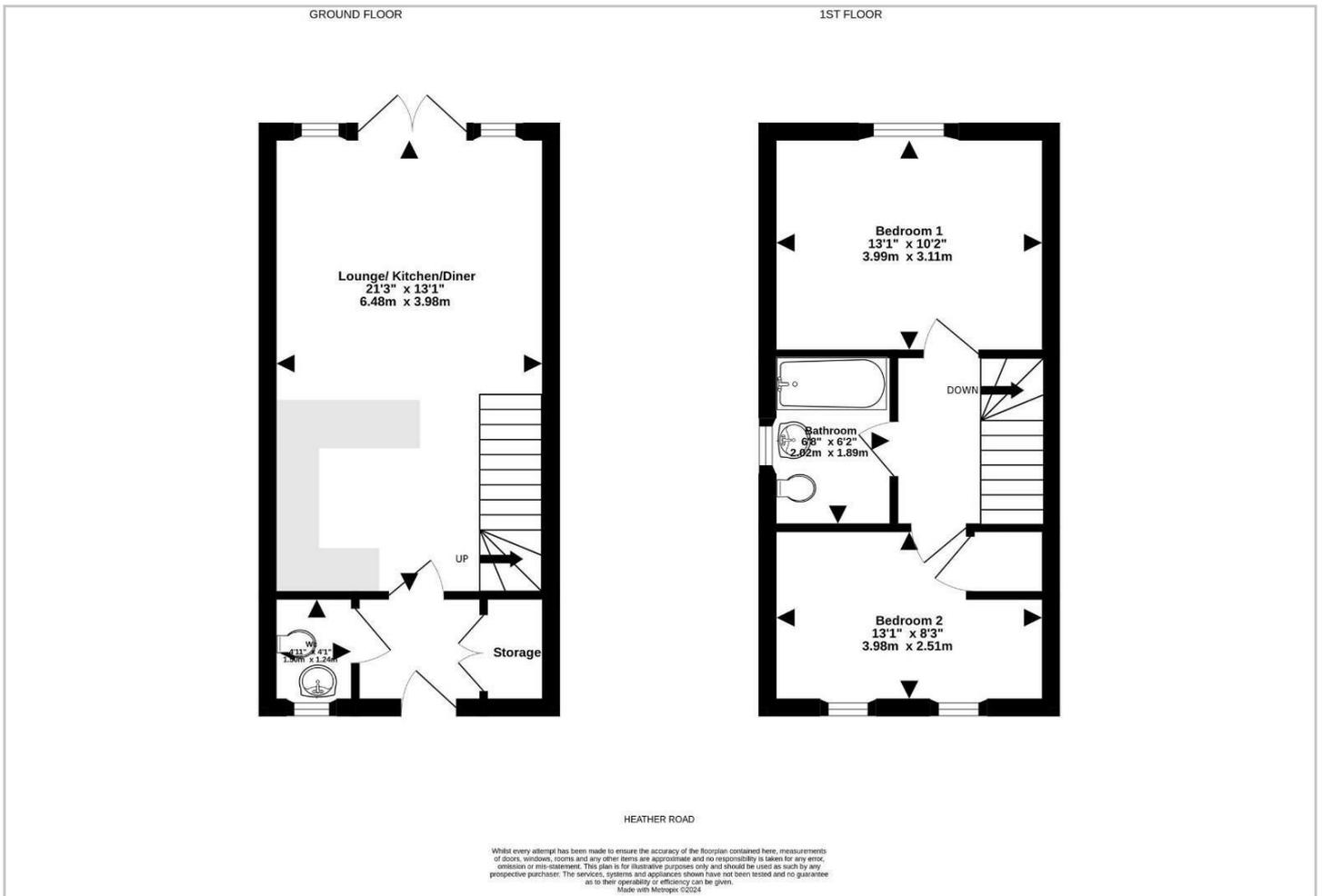
Hybrid Map



Terrain Map



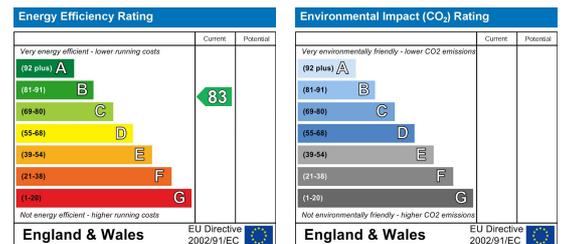
Floor Plan



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.