

HUNTERS®

HERE TO GET *you* THERE



Buttercup Crescent

Lyde Green, Bristol, BS16 7LE

£240,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this purpose built ground floor flat which is conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The amenities of Emersons Green and the popular David Lloyd Health and Leisure Club are both located within easy reach. The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgery and dental practice.

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

The accommodation comprises an open plan living space with a uPVC door leading onto a small paved patio area. The kitchen has many integral appliances which include a stainless steel electric double oven with a four ring induction hob and stainless steel cooker hood, fridge freezer, dishwasher and washing machine. There are two bedrooms, the master bedroom has an en suite whilst the second bedroom is fitted with a range of modern sliding fronted wardrobes. The bathroom is fitted with a classic white suite with an over bath shower attachment.

Externally the property offers one allocated off street parking space, a bike store and a designated area for the disposal of general household waste.

Additional benefits include; recessed LED spotlights in the majority of rooms, gas central heating, uPVC double glazed windows and a security entry system. An internal inspection is highly recommended.

ENTRANCE

Via a door with a security spy hole, leading into an entrance hall.

ENTRANCE HALL

Security entry phone, storage cupboard, radiator, doors leading into living space, both bedrooms and bathroom.

LIVING SPACE

22'3" x 11'7" (6.78m x 3.53m)

LOUNGE AREA

uPVC double glazed window to rear, ceiling with recessed LED spot lights, TV aerial point, telephone point, radiator, Karndean flooring, uPVC double glazed patio door leading onto a paved patio.

KITCHEN AREA

uPVC double glazed window to side, ceiling with recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap, range of fitted white wall and base units with under pelmet lighting and incorporating integral appliances include a stainless steel electric double oven with four ring induction hob with a stainless steel cooker hood over, a fridge and freezer, washing machine and dishwasher, square edged work surface with up stand, cupboard housing a boiler supplying gas central heating and domestic hot water, Karndean flooring.

BEDROOM ONE

11'8" x 9'9" (3.56m x 2.97m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, TV aerial point, 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 a shower cubicle with an Aqualisa shower, shaver point, tiled splash backs, heated towel rail, extractor fan.

BEDROOM TWO

11'7" x 4'7" (measured to wardrobes) (3.53m x 1.40m (measured to wardrobes))

uPVC double glazed window to rear, ceiling with recessed LED spot lights, range of fitted sliding fronted wardrobes with shelving and hanging rails, radiator.

BATHROOM

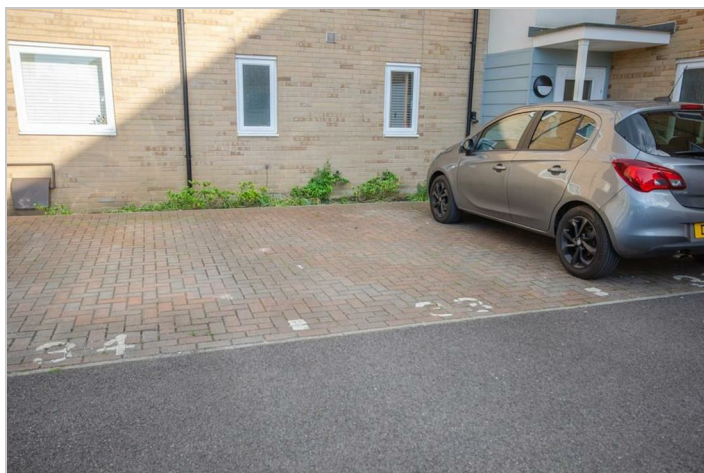
6'9" x 6'4" (2.06m x 1.93m)

Ceiling with recessed LED spot lights, white suite comprising panelled bath with chrome mixer tap with shower attachment, W.C. and wash hand basin with chrome mixer tap, tiled splash backs, shaver point, heated towel rail, extractor fan.

OUTSIDE

OFF STREET PARKING

The property has one allocated off street parking space.



Road Map



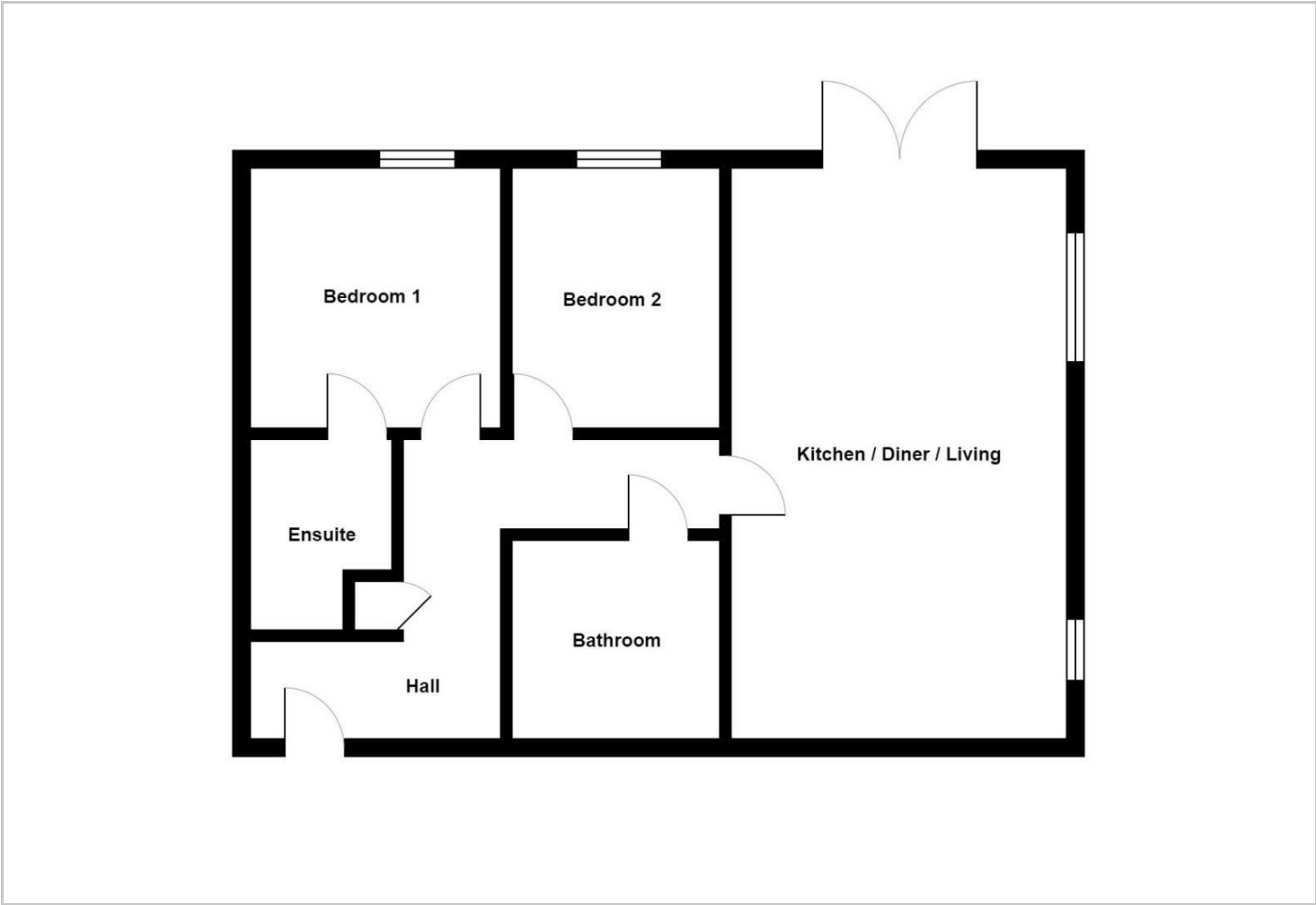
Hybrid Map



Terrain Map



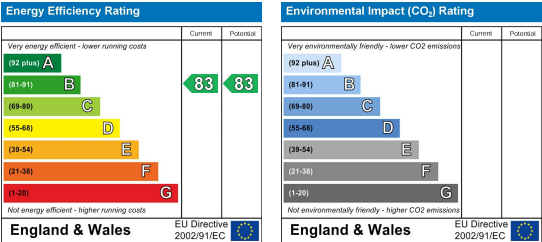
Floor Plan



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.