



**Lydney Road,
Bristol, BS10 5JR**

PRICE: £300,000

Property Features

- Character Home
- Close to Southmead Hospital
- Three Double Bedrooms
- Gas Central Heating
- Off Street Parking
- Living room
- Kitchen/Breakfast Room
- Good sized Rear Garden
- Popular Location
- **MUST BE VIEWED**

Full Description

ENTRANCE HALL

Stairs to first floor landing. Door to:

LOUNGE

13'5" x 12'7" (4.09 x 3.84)

Front aspect. Feature wooden fire surround with hearth and mantle. Radiator. Door to:

KITCHEN/BREAKFAST ROOM

12'6" x 10'0" (3.81 x 3.05)

Garden aspect. Range of roll edged work top surfaces with inset one and a half bowl single drainer sink unit with mixer taps. Range of base level cupboards and drawers. Matching wall mounted cupboards. Door to rear garden. Door to

SHOWER ROOM

Tiled shower cubicle with wall mounted shower and glass screen. Low level W.C. Vanity unit with inset wash hand basin and cupboard under. opaque window.

LANDING

Doors to:

BEDROOM 1

20'8" x 10'0" (6.3 x 3.05)

Front aspect. radiator. Storage cupboard.

BEDROOM 2

13'3" x 7'0" (4.04 x 2.13)

Garden aspect. radiator.

BEDROOM 3

10'0" x 8'4" (3.05 x 2.54)

Garden aspect. radiator.

FRONT GARDEN

Driveway with off street parking. Lawn. Side pathway.

REAR GARDEN

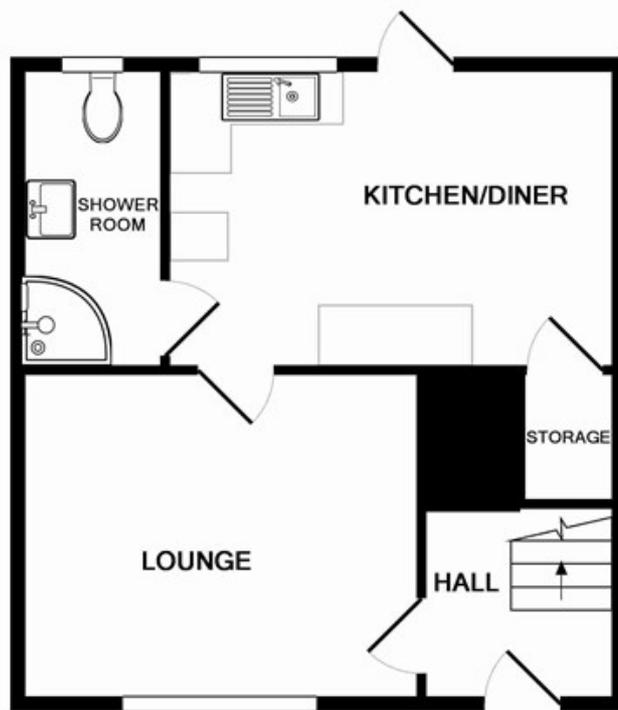


Paved patio. Lawn area. side pathway. Garden shed.

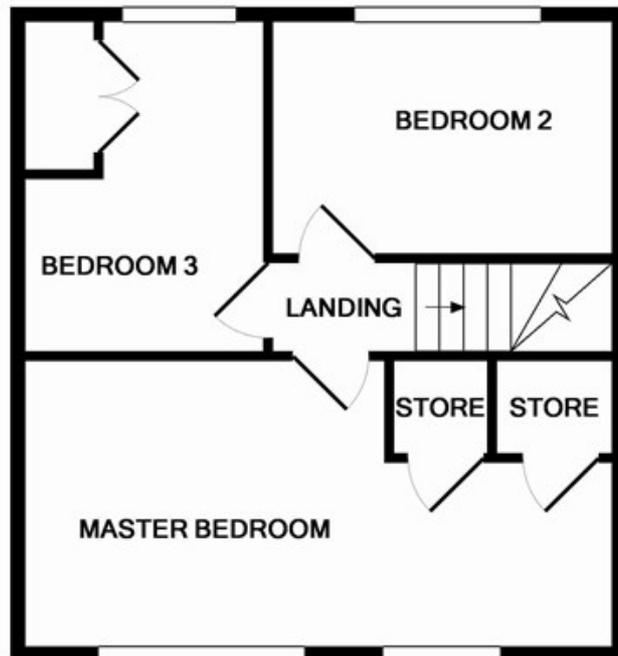


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		69	77
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales			
	EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements