



**Bye Mead,
Bristol, BS16 7DL**

PRICE: £300,000

Property Features

- Two Bedroom Home
- Lounge
- Kitchen/Breakfast room
- Gas Central Heating
- UPVC Double Glazing
- Front & Rear Garden
- Garage In Block
- No Onward Chain

Full Description

Description

Tucked away in Bye Mead, Emersons Green, Bristol, this semi-detached two-bedroom home offers a separate lounge, a kitchen/breakfast room with French doors onto the rear garden.

To the first floor the property features two bedrooms and bathroom, with gas central heating and double glazing throughout, you can enjoy a warm and energy-efficient environment all year round.

For those with vehicles, the property includes parking for one vehicle, along with a garage, offering additional storage or parking options. The absence of a chain means that you can move in without delay, making this home an excellent choice for first-time buyers or those looking to downsize.

Entrance

Entrance Via panelled door with obscure glazed inset to lounge

Lounge

13'9" x 10'3" (4.21 x 3.13)

UPVC double glazed window to front aspect, stairs to first floor accommodation, under stairs cupboard, fire place with electric fire, double radiator, central heating controls, door to –

Kitchen/Breakfast Room

13'8" x 8'1" (4.18 x 2.48)

UPVC double glazed window and French doors to rear garden and aspect, range of fitted wall and base units with laminate work surfaces over, one and a half bowl sink unit with mixer tap, integral gas hob with electric oven under, plumbing for washing machine, space for fridge, cupboard housing Potterton central heating boiler, double radiator.



Landing
Access to loft space, doors to -

Bedroom 1
13'0" x 11'4" (3.98 x 3.46)
UPVC double glazed window to front aspect, airing cupboard housing hot water tank, telephone point, radiator.

Bedroom 2
10'0" x 7'10" (3.05 x 2.39)
UPVC double glazed window to rear aspect, radiator.

Bathroom
6'8" x 5'6" (2.04 x 1.70)
Obscure UPVC double glazed window to rear aspect, white suite comprising WC, wash hand basin with vanity unit under, panelled bath with Triton shower over, radiator.

Rear Garden
Enclosed by fence, gate providing access to rear lane and garage. patio with steps to raised lawn area and patio, shed. tap.

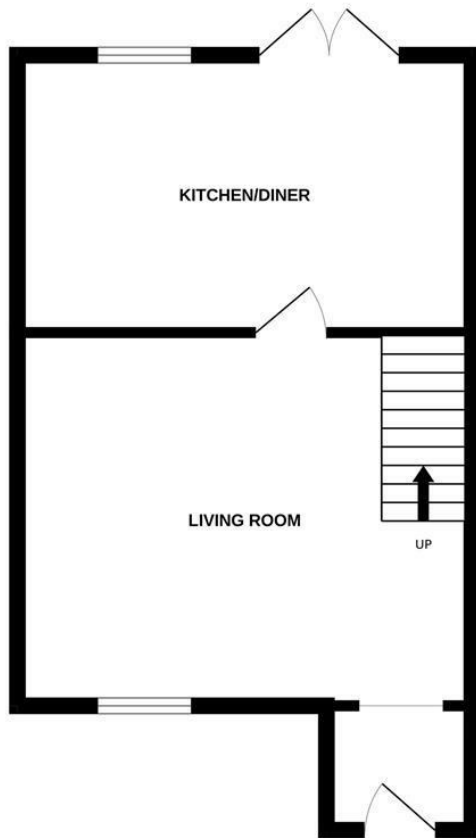
Front Garden
Enclosed by hedging, pathway to front door.



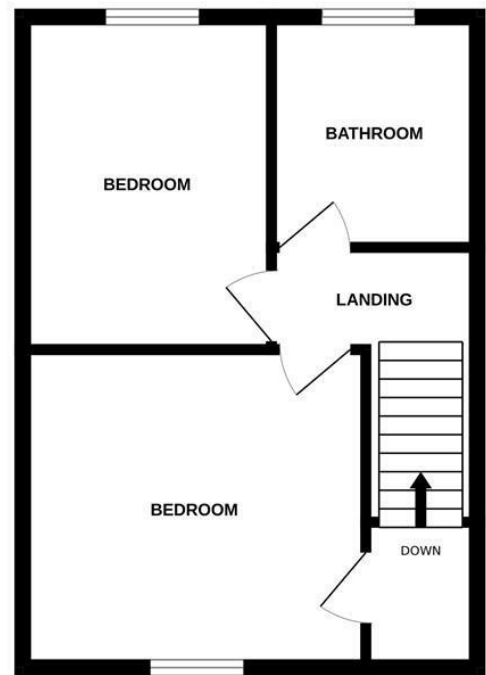
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	87

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

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

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