



## Lyveden Gardens, Bristol

- New Build
- Detached Bungalow
- Off-Street Parking
- Solar Panels
- EPC 'A' Rated
- Fully-Integrated Kitchen
- Quiet Location
- Air Source Heat Pump

**£325,000**

**Tenure: Freehold**

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# Lyveden Gardens, Bristol

## DESCRIPTION

Introducing an immaculate, newly built detached bungalow situated in South Bristol.

The bungalow boasts a well-planned layout with two spacious and airy bedrooms, providing ample opportunity for personalization. A contemporary bathroom complements the bedrooms, featuring high-quality fixtures and fittings that enhance the property's overall appeal. The kitchen is fully equipped with integrated appliances, while the living room showcases bifold doors leading to the rear garden and Velux skylights, ensuring abundant natural light.

In addition, this eco-friendly home includes solar panels and an air source heat pump, promoting sustainable living and reducing energy costs.

This property is perfect for those seeking a comfortable living space close to urban amenities. Being a new construction, it assures potential buyers of its excellent condition and modern conveniences.





**Floor Plan**  
Floor area 577 sq.ft.

TOTAL: 577 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.  
25 Highridge Road, Bristol, BS13 8HJ  
Tel: 0117 244 4441 Email:  
bishopsworth@hunters.com <https://www.hunters.com>



## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>	<b>92</b>	<b>94</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			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

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