

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Primula Road

Lyde Green, Bristol, BS16 7PP

£270,000



Council Tax:



# 1 Primula Road

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£270,000



## DESCRIPTION

Hunters Estate Agents, Downend will soon be offering for sale this 2021 constructed semi-detached property which in our opinion represents an ideal first time purchase, investment opportunity or for those seeking an easier to manage environment.

This property is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being situated within easy reach of the David Lloyd Health and Leisure Club and for the amenities of Emersons Green.

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

The accommodation to the ground floor comprises; cloakroom and an open plan lounge/kitchen with uPVC double glazed French doors leading into the rear garden. To the first floor there are two double bedrooms and a bathroom.

Additional benefits include; gas central heating, uPVC double glazed windows, a rear garden and one off street parking space located to the front of the property.

## ENTRANCE

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

## ENTRANCE HALL

Radiator, stairs leading to first floor accommodation and door leading into living area.

## LIVING AREA

22'2" x 12'2" (6.76m x 3.71m )

uPVC double glazed window to front, ceiling with

recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap , range of white high gloss fitted wall and base units incorporating a stainless steel integral electric oven and four ring gas hob with a stainless steel cooker hood over, roll edged worksurface and breakfast bar with up stand, integral washing machine, space for a tall fridge freezer, cupboard housing a boiler supplying gas central heating and domestic hot water, TV aerial point, uPVC double glazed French doors leading into rear garden and door leading into cloakroom.

## CLOAKROOM

Ceiling with recessed LED spot light, white suite comprising; W.C. and wash hand basin with chrome mixer tap and tiled splash back, radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access, doors leading into all first floor rooms.

### BEDROOM ONE

12'3" x 7'8" (3.73m x 2.34m)

uPVC double glazed window to rear, radiator.

### BEDROOM TWO

12'3" x 7'7" (3.73m x 2.31m )

Two uPVC double glazed windows to front, TV aerial point, radiator,

### BATHROOM

6'0" x 5'5" (1.83m x 1.65m)

White suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and chrome over bath shower with

monsoon shower head and hand held attachment, side splash screen, chrome heated towel rail, tiled splash backs.

## OUTSIDE

### FRONT

An area laid to Tarmacadam proving off street parking, paved path and wooden gate providing side pedestrian access into rear garden.

### REAR GARDEN

Paved patio leading to an area which is unestablished, outside lighting, garden surrounded by wooden fencing.



## Road Map



## Hybrid Map



## Terrain Map



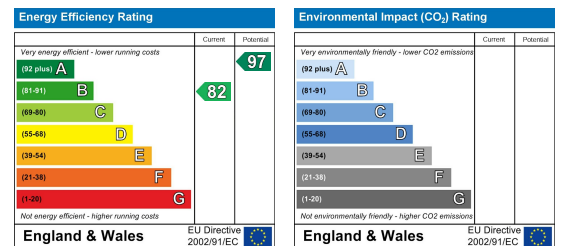
## Floor Plan



## 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.