

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Buttercup Crescent

Lyde Green, Bristol, BS16 7LE

£195,000



Council Tax: B



# 24 Buttercup Crescent

Lyde Green, Bristol, BS16 7LE

£195,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this purpose built top floor apartment which is located in the popular area of Lyde Green. The property is conveniently positioned for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being within walking distance for the amenities of Emersons Green and for the David Lloyd Health and Leisure Club.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

In our opinion this property would ideally suit a first time purchase or investment opportunity.,

The accommodation comprises; entrance hall, an open plan lounge/kitchen, one double bedroom and a bathroom with an over bath shower.

The kitchen is fitted with cream coloured wall and base units and incorporates many integral appliances which include; an electric oven with four ring gas hob and stainless steel cooker hood, a dishwasher, washing machine and fridge freezer, whilst the lounge area has uPVC double glazed French doors with a Juliet balcony.

Additional benefits include; an off street parking space, a security entry system, uPVC double glazed windows and gas central heating.

We would recommend an early internal viewing appointment to fully appreciate what this super property has to offer.

## ENTRANCE

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

## ENTRANCE HALL

uPVC double glazed window to front, security entry phone, storage cupboard, radiator, doors leading into all rooms.

## LOUNGE /KITCHEN

23'5" x 10'8" (7.14m x 3.25m)

## LOUNGE AREA

12'6" x 10'8" (3.81m x 3.25m)

uPVC double glazed French door with Juliet balcony to rear, TV aerial point, radiator.

## KITCHEN AREA

10'8" x 10'0" (3.25m x 3.05m)

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 and tiled splash backs, range of cream coloured wall and base units incorporating an integral stainless steel electric oven with four ring gas hob and a stainless steel cooker hood, slimline dishwasher, washing machine and fridge freezer, roll edged work surface, cupboard housing a boiler supplying gas central heating and domestic hot water, tiled floor.

## BEDROOM

11'6" x 11'2" (3.51m x 3.40m)

uPVC double glazed window to rear, radiator.

## BATHROOM

6'9" x 6'6" (2.06m x 1.98m)

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and over bath shower with a side splash screen, tiled splash backs, chrome heated towel rail, tiled floor.



## OUTSIDE

### OFF STREET PARKING

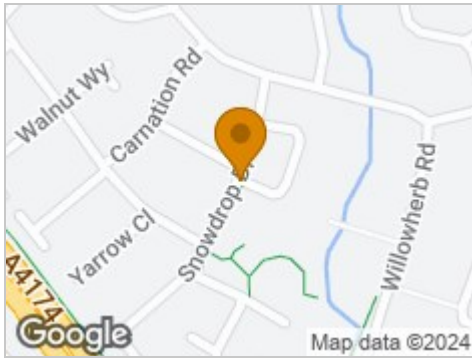
One allocated off street parking space (number 24)

### COMMUNAL FACILITIES

The development has a bike store and bin store for the disposal of household waste.



## Road Map



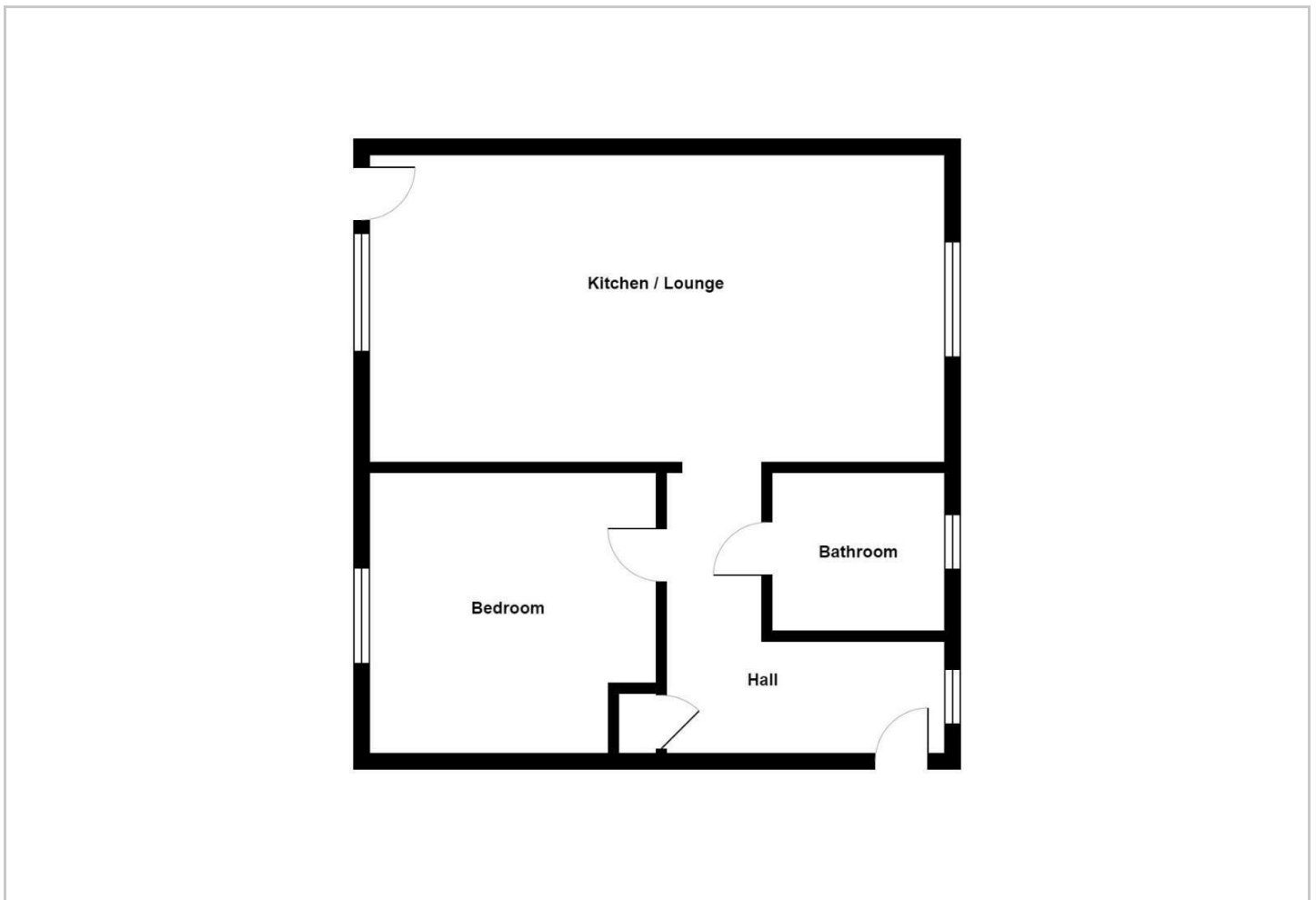
## Hybrid Map



## Terrain Map



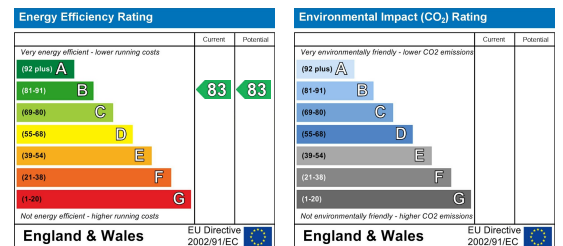
## Floor Plan



## 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.