

HUNTERS[®]

HERE TO GET *you* THERE



Blue Iris Road

Lyde Green, Bristol, BS16 7PQ

£350,000



Council Tax:



6 Blue Iris Road

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this modern well presented semi-detached property which occupies a secluded position in the popular area of Lyde Green.

The property is conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. The amenities of Emersons Green and the popular David Lloyd Health and Leisure Club are also only a short distance away.

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

The well presented accommodation comprises to the ground floor; entrance hall, cloakroom, lounge and kitchen/diner. The kitchen incorporates an integral oven & hob and has uPVC double glazed French doors leading into the rear garden.

To the first floor there are three bedrooms and a family bathroom. The master bedroom has the benefit of an en suite.

Externally to the front of the property there is a block paved area providing two off street parking spaces, whilst to the rear of the property is a garden which is laid mainly to lawn, paved patio and decking.

Additional benefits include uPVC double glazed windows and gas central heating.

In our opinion this property would ideally suit a first time purchaser, or a buying seeking an easier to manage environment and an early internal viewing appointment is encouraged to fully appreciate what this super property has to offer.

ENTRANCE HALL

Via a composite door with opaque glazed centre

window, radiator, stairs leading to first floor accommodation and doors leading into cloakroom and lounge.

CLOAKROOM

Opaque uPVC double glazed window to front, white suite comprising; W.C. and wash hand basin with chrome mixer tap and tiled splash backs, dado rail, radiator.

LOUNGE

14'4" x 12'0" (4.37m x 3.66m)

uPVC double glazed window to front, TV aerial point, under stairs storage cupboard, radiator, door leading into kitchen/diner.

KITCHEN/DINER

15'2" x 8'7" (4.62m x 2.62m)

uPVC double glazed window to rear, stainless steel one and a half bowl sink drainer with chrome mixer tap with professional hose, range of white wall and base units incorporating a stainless steel electric oven with four ring gas hob and stainless steel cooker hood, plumbing for washing machine, plumbing for dishwasher, space for a tall fridge freezer, roll edged work surface with up stand, radiator, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, airing cupboard, doors leading into all bedrooms and bathroom.

BEDROOM ONE

11'8" x 9'4" (3.56m x 2.84m)

uPVC double glazed window to front, over stairs storage cupboard, radiator, door leading into en suite.

EN SUITE

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with a chrome shower system with monsoon shower head and hand held attachment, tiled splash backs, chrome heated towel rail.

BEDROOM TWO

9'1" x 7'6" (2.77m x 2.29m)

uPVC double glazed window to rear, radiator.

BEDROOM THREE

7'6" x 5'9" (2.29m x 1.75m)

uPVC double glazed window to rear, radiator.

BATHROOM

uPVC double glazed window to side, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled path with chrome mixer tap

and chrome over bath shower with monsoon shower head, hand held attachment and side splash screen, mostly tiled walls, chrome heated towel rail.

OUTSIDE

FRONT

Small herbaceous area displaying small shrubs, outside lighting.

OFF STREET PARKING

Block paved area providing two off street parking spaces.

REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn with wooden decking to the rear, loose chipping boarder, timber framed garden shed, water tap, wooden gate providing side pedestrian access, garden surrounded by wooden fencing.



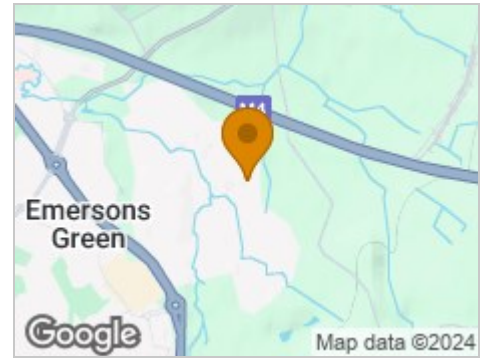
Road Map



Hybrid Map



Terrain Map



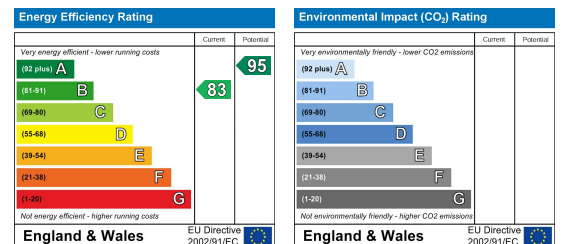
Floor Plan



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.