

HUNTERS®

HERE TO GET *you* THERE



Cherry Banks

Lyde Green, Bristol, BS16 7HZ

£450,000



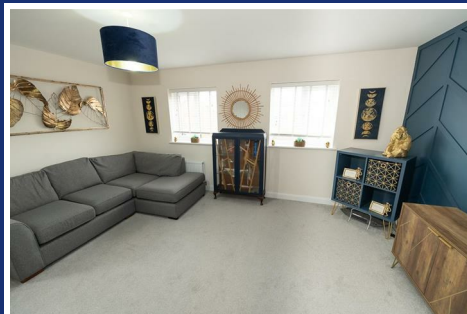
Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented Barrett Homes constructed "Hythe" design semi-detached town-house which is located in the popular area of Lyde Green.

The property occupies a quiet position overlooking a pleasant communal green to the front and conveniently for access onto the Avon ring road and for major commuting routes. The amenities of Emersons Green and the David Lloyd Health and Leisure Club are also situated close by.

The accommodation is displayed over three levels and comprises to the ground floor; entrance hall, cloakroom, a kitchen and lounge/diner. The kitchen is fitted with a range of grey coloured high gloss wall and base units which incorporate integral appliances to include an electric oven, four ring gas hob, a tall fridge freezer, washer/dryer and dishwasher. The lounge/diner has uPVC double glazed French doors which lead into the rear garden.

To the first floor there are two double bedrooms and a shower room which is accessible from the landing and from the master bedroom.

To the second floor there are two further bedrooms and a family bathroom.

Externally to the rear of the property is a good sized garden which is mainly laid to paved patio and lawn, whilst to the front of the property is a single sized garage and an area laid to Tarmac providing off street parking.

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

An internal viewing appointment is highly recommended.

ENTRANCE

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

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation and doors leading into cloakroom, kitchen and lounge/diner.

CLOAKROOM

White suite comprising; W.C. and wash hand basin with chrome mixer tap, half tiled walls, radiator.

KITCHEN

14'2" x 8'0" (4.32m x 2.44m)

uPVC double glazed bay window to front, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of grey coloured high gloss wall and base units with soft close doors and drawers, incorporating an integral stainless steel electric oven, four ring gas hob with stainless steel cooker hood over, fridge, freezer, washer/dryer and dishwasher, square edged work surface, cupboard housing a boiler supplying gas central heating.

LOUNGE/DINER

18'7" x 15'1" (5.66m x 4.60m)

uPVC double glazed bay windows and French doors leading into rear garden, uPVC double glazed window to side, TV aerial point, under stairs storage cupboard, two radiators.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, stairs leading to second floor accommodation and doors leading into bedroom one, bedroom three and shower room.

BEDROOM ONE

15'0" x 12'2" (4.57m x 3.71m)

Dual aspect uPVC double glazed windows, part

decorative wall panelling, radiator, door leading into shower room.

SHOWER ROOM

White suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with a chrome shower system, shaver point, mostly tiled walls.

BEDROOM THREE

15'1" x 9'6" (4.60m x 2.90m)

Two uPVC double glazed windows to front, telephone point, radiator.

SECOND FLOOR ACCOMMODATION

LANDING

Double fronted airing cupboard, doors leading into bedroom two, bedroom four and bathroom.

BEDROOM TWO

13'3" (measured to wardrobes) x 12'1" (4.04m (measured to wardrobes) x 3.68m)

Two uPVC double glazed windows to rear, loft access, fitted sliding mirror fronted wardrobes, decorative wall panelling, radiator.

BEDROOM FOUR

14'5" x 8'4" (4.39m x 2.54m)

uPVC double glazed window to front, radiator.

BATHROOM

9'5" x 6'4" (2.87m x 1.93m)

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap and a panelled bath with chrome mixer tap, half tiled walls, over stairs storage cupboard.

OUTSIDE

FRONT

A small area mainly laid to lawn with pave path leading to a covered entrance, herbaceous borders and low level boundary wall.

GARAGE

20'4" x 10'4" (6.20m x 3.15m)

Metal up and over door, power and light.

OFF STREET PARKING

An area in front of the garage laid to Tarmacadam providing off street parking.

REAR GARDEN

Large paved patio leading to an area which is mainly laid to lawn with raised sleeper boarders and a small area laid to wooden decking to the rear, water tap, garden surrounded by wooden fencing, wooden gate providing side pedestrian access.



Road Map



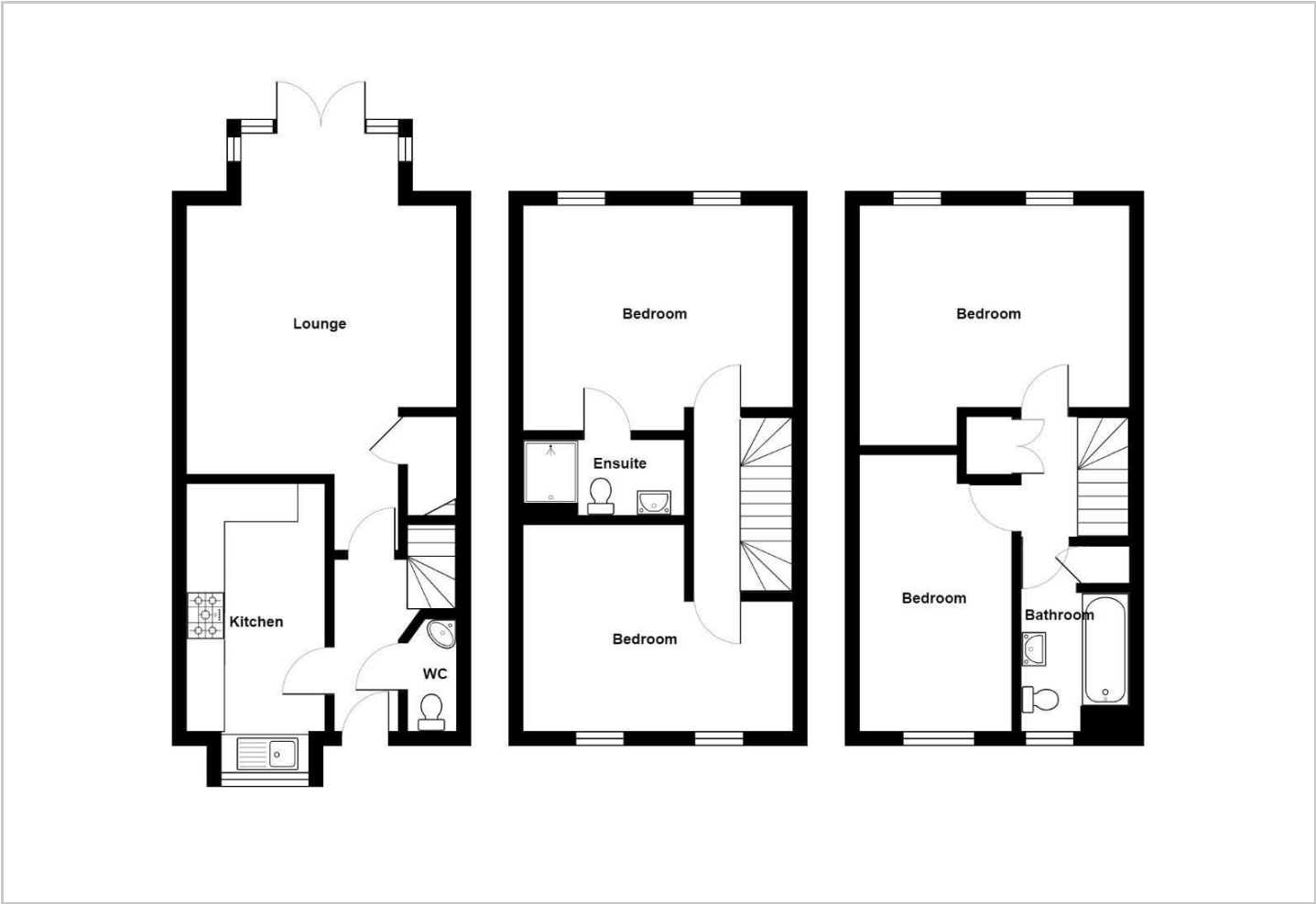
Hybrid Map



Terrain Map



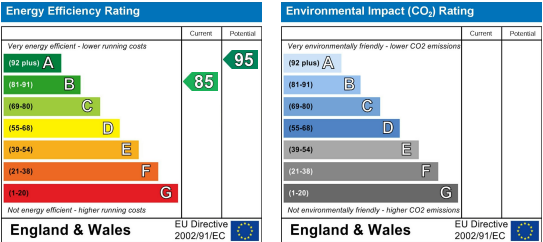
Floor Plan



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.