

HUNTERS[®]

HERE TO GET *you* THERE



Clover Road

Lyde Green, Bristol, BS16 7GF

£360,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this modern middle terrace house which occupies a position in the popular area of Lyde Green.

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 for the amenities of Emersons Green.

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

The stylish accommodation comprises to the ground floor; entrance hall, cloakroom, an open plan lounge with uPVC double glazed patio doors leading into the rear garden and a kitchen fitted with a range of white high gloss wall and base units and with an integral oven & hob. On the first floor there is a family bathroom and three bedrooms. The master bedroom has the benefit of an en suite and built in sliding fronted wardrobes.

Additional benefits include; gas central heating, uPVC double glazed windows, two allocated off street parking spaces and an enclosed low maintenance rear garden which is laid mainly to artificial lawn and patios with a contemporary style pergola.

An early internal viewing appointment is highly recommended to avoid any disappointment.

ENTRANCE HALL

Via an opaque glazed panelled composite door, telephone point, radiator, spindled stairs leading to first floor accommodation and doors leading into cloakroom, lounge/diner and kitchen.

CLOAKROOM

Opaque uPVC double glazed window to front, white suite comprising W.C. and wash hand basin with tiled splash backs, radiator.

KITCHEN

11'8" x 7'10" (3.58 x 2.41)

uPVC double glazed window to front, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of white high gloss fitted wall and base units with soft close doors and drawers incorporating a stainless steel integral electric oven with four ring gas hob and stainless steel cooker hood, plumbing for washing machine, space for a tumble dryer, space for a tall fridge freezer, work surface with up stand, cupboard housing a boiler supplying gas central heating, radiator.

LOUNGE

15'3" x 15'1" (4.67 x 4.62)

uPVC double glazed patio doors leading into the rear garden, TV aerial point, under stairs storage cupboard, radiator.

FIRST FLOOR ACCOMODATION

LANDING

Spindled balustrade, airing cupboard, doors leading into all bedrooms and bathroom.

BEDROOM ONE

11'1" x 9'6" (3.4 x 2.9)

uPVC double glazed window to front, fitted part mirror fronted sliding wardrobes, radiator, door leading into en suite.

EN SUITE

7'1" x 5'6" (2.16 x 1.68)

Opaque uPVC double glazed window to front, white suite comprising W.C. wash hand basin with chrome mixer taps, shower cubicle with chrome shower system, tiled splash backs, extractor fan.

BEDROOM TWO

10'7" x 7'8" (3.23 x 2.36)

uPVC double glazed window to rear, radiator.

BEDROOM THREE

8'11" x 7'3" (2.74 x 2.21)

uPVC double glazed window to rear, radiator.

BATHROOM

7'8" x 6'6" (2.36 x 2)

White suite comprising W.C. wash hand basin with chrome mixer tap and panelled twin gripped bath with chrome mixer tap and shower attachment, tiled splash backs, extractor fan, radiator.

OUTSIDE

FRONT

Two herbaceous areas laid to loose shingles, paved path leading to main entrance.

REAR GARDEN

Paved patio leading to an area which is laid to artificial lawn with raised sleeper boarders, composite patio with pergola to the rear of the garden, outside power point, garden surrounded by wooden fencing with a wooden gate providing rear pedestrian access which leads to the off street parking.

OFF STREET PARKING

Two allocated off street parking spaces.



Road Map



Hybrid Map



Terrain Map



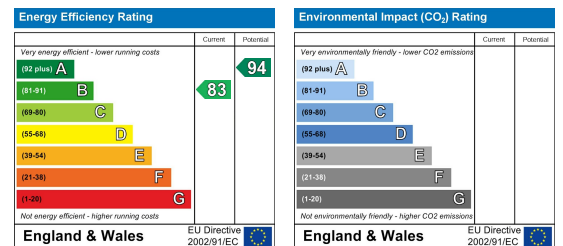
Floor Plan



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.