

HUNTERS[®]

HERE TO GET *you* THERE



16 Lyndale Road

St. George, Bristol, BS5 7AA

Offers In The Region Of £400,000



Hunters Estate Agents - Fishponds office are delighted to offer this 1900's built mid terraced house, with balcony with outlook over St Georges Park.

Requiring general modernisation and refurbishment this 2-bedroom terraced house located in a sought-after backwater, a short walk from Church Roads' many shops, services, coffee shops and restaurants. This charming property benefits from a secluded rear garden. The interior features a spacious Lounge, separate Dining room and Kitchen on the ground floor. On the first floor there are 2 bedrooms (one with access onto the balcony) and a Bathroom. Call Fishponds Office (0117 9653162) for OPEN HOUSE event details. Hunters Exclusive - recommended viewing.



Entrance
Feature door into

Hall
Staircase to first floor with useful recess beneath, radiator.

Lounge 15'11" x 10'1" (4.87m x 3.08m)
Radiator, dimension maximum overall into a UPVC double glazed bay window, period ceiling coving.

Kitchen 13'1" x 6'3" (4.01m x 1.91m)
Several timber fronted wall and floor storage cupboards, space for dishwasher, cooker and washing machine, wall mounted gas fired boiler for domestic hot water and central heating, single drainer stainless sink unit, splash back tiling, multi paned door onto the rear garden, door into ...

Dining Room 13'1" x 8'9" (3.99m x 2.69m)
Feature natural wood stripped floor, UPVC double glazed window with outlook onto the rear garden, dimension maximum overall, radiator.

First Floor Landing

Bedroom 1 13'9" x 13'0" (4.20m x 3.98m)
UPVC double glazed window front, picture rail, UPVC double glazed door onto balcony, radiator.

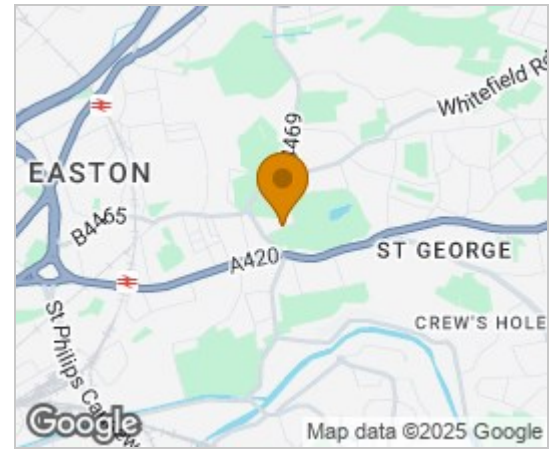
Bedroom 2 13'2" x 9'4" (4.02m x 2.85m)
Cast iron place, radiator, UPVC double glazed window to rear, picture rail.

Bathroom 9'6" x 5'11" (2.90m x 1.82m)
Suite of panelled bath with mixer shower attachment over, low level w.c pedestal wash basin, access to roof space, vinyl floor covering.

Exterior

Garden
The court yard style rear garden offers stoned edged borders along side a paved terrace offering some privacy.

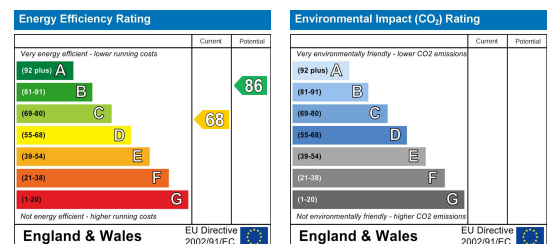
Area Map



Floor Plans



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.