

## 9 Goosefoot Road, Bristol, BS16 7LX Offers In The Region Of £240,000

Nestled on Goosefoot Road in the charming area of Emersons Green, Bristol, this purpose-built two-bedroom flat offers a delightful blend of comfort and convenience. Situated on the second floor, the property is exceptionally well presented and features uPVC double glazing and gas-fired central heating, ensuring a warm and inviting atmosphere throughout. The flat boasts a spacious master bedroom complete with an en suite, providing a private retreat for relaxation. The open plan kitchen and living area is designed for modern living, enhanced by a lovely Juliette balcony that invites natural light and fresh air into the space.

Additionally, the property includes a designated parking space in a nearby car park, adding to the ease of living.

This flat is an ideal choice for first-time buyers or investors, given its attractive location. Residents will appreciate the quick access to the Avon ring road, making commuting a breeze. The Bristol cycle path is also nearby, perfect for those who enjoy cycling. Furthermore, the vibrant amenities of both Lyde Green and Emersons Green are within easy reach, offering a variety of independent shops, supermarkets, coffee shops, restaurants, and essential services such as a doctors' surgery, dentists, and banks.

Families will find the property particularly appealing, as it is within walking distance of the highly regarded Lyde Green Primary School. For those seeking leisure activities, the David Lloyd Health Club is also conveniently close by. This flat presents a wonderful opportunity to enjoy a modern lifestyle in a thriving community.

Entrance via front door into

### Hallway

Single radiator, access to loft space, storage cupboard with shelving and space and plumbing for washing machine, doors to

### Kitchen

9'10" x 7'10" (3.02 x 2.39)



uPVC double glazed window to side aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated oven and gas hob with extractor over, integrated dishwasher, cupboard housing wall mounted combination boiler, single radiator, space for freestanding fridge freezer.

### Sitting Room

12'10" x 10'7" (3.93 x 3.24)



uPVC double glazed obscured doors opening to Juliette balcony, two double radiators.

### Bedroom One

11'11" x 7'11" (3.64 x 2.42)



uPVC double glazed window to side aspect, single radiator, door to

### En Suite Shower Room



uPVC double glazed obscured window to side aspect, suite comprising shower cubicle with shower over, close coupled w/c, single radiator, pedestal wash hand basin with taps over, extractor fan.

### Bedroom Two

11'1" x 7'11" (3.39 x 2.42)



uPVC double glazed windows to side and front aspects, single radiator.

## Bathroom

6'6" x 6'5" (1.99 x 1.96)



Obscured uPVC double glazed window to front aspect, paneled bath with shower attachment over, close coupled w/c, wash hand basin with mixer taps and storage beneath, single radiator, extractor fan.

## Outside



One designated off street parking space situated in a nearby carpark along with an indoor bike shed and bin store.

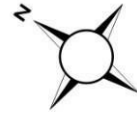
## Directions

Sat Nav BS16 7LX

## Floor Plan

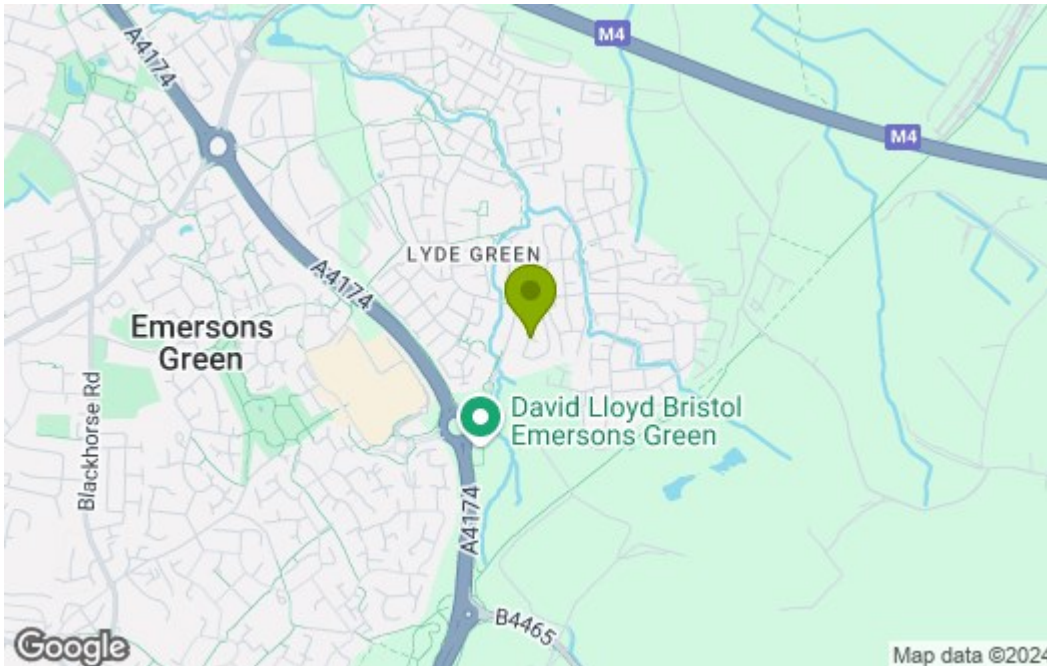
### Second Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



Total area: approx. 52.4 sq. metres (564.1 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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