

# HUNTERS®

HERE TO GET *you* THERE



**Sundew Road**  
Lyde Green, BS16 7NP

£240,000

2 1 1 B

Council Tax: B



# 24 Sundew Road

Lyde Green, BS16 7NP

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this spacious first floor apartment located within a small development of only 6 apartments within the popular Lyde Green development which would be an ideal first time buy or investment. Briefly comprising of, entrance hall with storage cupboard, 25ft open plan living room with modern fitted kitchen which has a built in oven & hob and French doors out to a Juliet balcony, 2 good sized double bedrooms and bathroom with over bath shower, Further benefits include: double glazing, gas central heating and an allocated parking. The property is conveniently positioned within walking distance to David Lloyd Club and Metro Bus park and ride. The area offers excellent transport links, being close to the A4174(Ring Road) offers convenient access to Bristol city centre, M4/M5 motorway links and the Metro Bus route(approx. 30min bus to city centre). The development also features a primary school and soon to open Secondary school, plenty of green spaces, play areas and walking distance to Emersons Green Retail Park.

## COMMUNAL ENTRANCE

Access via intercom entry system leading to a communal hallway stairs rising to first floor,

## ENTRANCE HALLWAY

UPVC double glazed window to side, loft hatch (loft partly boarded for storage), radiator, built in cupboard, wood effect flooring, intercom phone entry system, doors leading to bedrooms and bathroom.

## LIVING ROOM/KITCHEN

25'3" x 11'8" (7.70m x 3.56m)

UPVC double glazed window to side, range of grey high gloss wall and base units, laminate work top incorporating 1 1/2 sink bowl unit with mixer tap, built in stainless steel electric oven and gas hob, stainless steel extractor fan hood, space and plumbing for washing machine, space for fridge freezer, tiled splash backs, tiled effect flooring, wall cupboard housing Ideal combination boiler, 2 double radiators, TV point, UPVC double glazed French doors leading out to Juliet balcony.

## BEDROOM ONE

17'7" x 9'2" (5.36m x 2.79m)

UPVC double glazed window to side, TV point, radiator.

## BEDROOM TWO

12'1" x 8'4" (3.68m x 2.54m)

UPVC double glazed window to side, radiator.

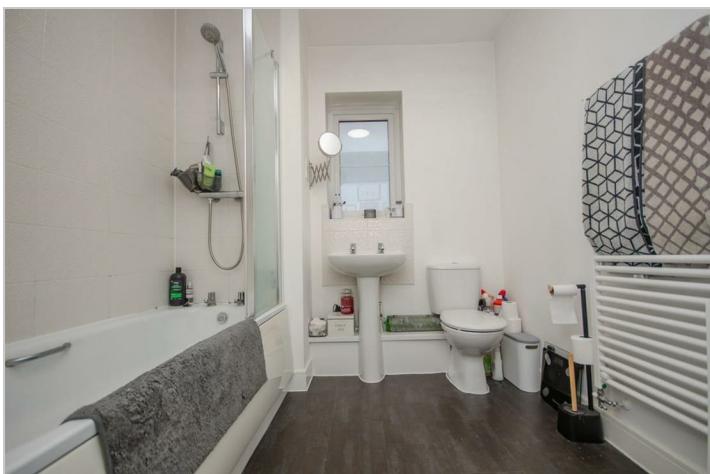
## BATHROOM

7'3" x 6'10" (2.21m x 2.08m)

UPVC double glazed window to rear, close coupled W.C, pedestal wash hand basin, twin gripped panelled bath, glass shower screen, Mira shower system over, heated towel radiator, tiled effect flooring, extractor fan, part tiled walls, shaver point.

## PARKING

Allocated parking space to rear of block with 3 visitor spaces.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

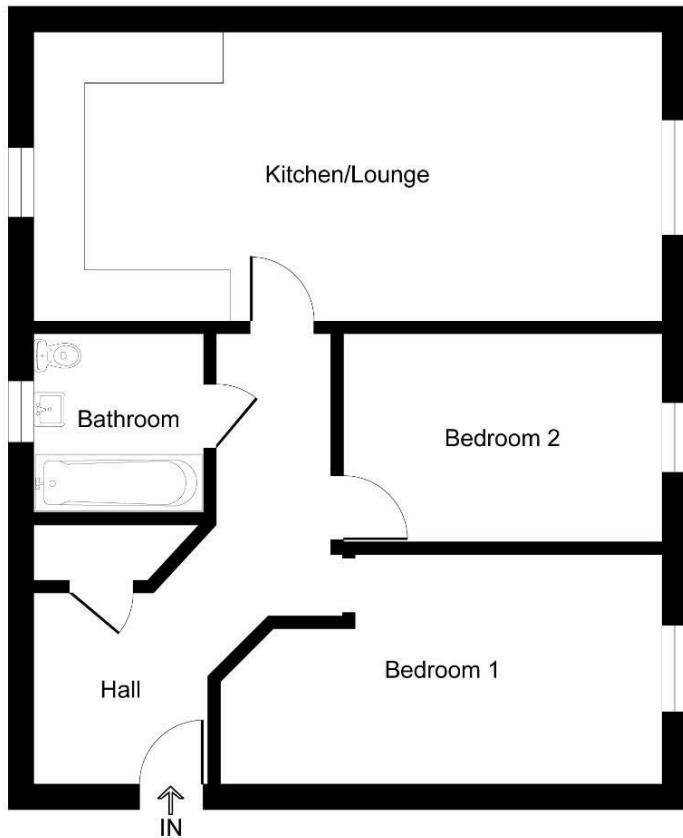
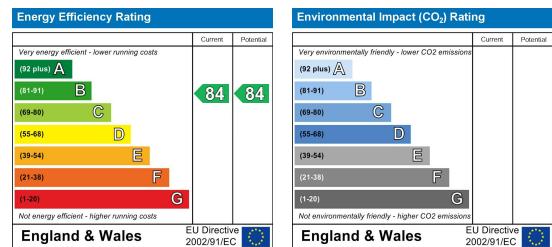


Illustration for identification purposes only, measurements are approximate, not to scale.

## 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.