HUNTERS®

HERE TO GET *you* THERE



Goosefoot Road

Lyde Green, Bristol, BS16 7LX

£200,000

2 | 1 | 1 | B

Council Tax: B





3 Goosefoot Road

Lyde Green, Bristol, BS16 7LX

£200,000





DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented purpose built ground floor flat which is conveniently located for access onto the Avon ring road and for the amenities of the Emersons Green Retail Park.
The amenities include a wide variety of independent shops and supermarkets, restaurant, coffee shops, library, doctors surgery and dental practice.
In addition to the amenities, the David Lloyd Health and Leisure Club and the Metrobus Park and Ride are also situated within easy walking distance.
In our opinion this property would ideally suit a first time purchaser, investor, or those seeking an easier to manage environment.
The spacious accommodation comprises an entrance hall, a spacious open plan kitchen/dining/living area which creates a super social zone in the very heart of the property, two generous sized bedrooms and a bathroom with an over bath shower.
Additional benefits include; an integral oven & hob, gas central heating, uPVC double glazed windows, a security entry system, an allocated off street parking space and EPC rating B.
We would highly recommend an early internal viewing appointment to fully appreciate what this super property has to offer.

ENTRANCE

Door with security spy hole leading into an entrance hall.

ENTRANCE HALL

Storage cupboard, radiator, doors leading into all rooms.

LIVING AREA

LIVING ROOM

12'7" x 10'11" (3.85 x 3.35)
uPVC double glazed French doors to rear, TV aerial point, radiator, opening leading into kitchen/diner.

KITCHEN/DINER

10'2" x 7'9" (3.12 x 2.37)
uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap, range of wall and base units incorporating an integral electric oven and four ring gas hob with extractor fan over, space for a tall fridge freezer, plumbing for washing machine, roll edged worksurface with upstand, cupboard housing a boiler supplying gas central heating and domestic hot water.

BEDROOM ONE

11'5" x 8'0" (3.49 x 2.45)
uPVC double glazed window to front, radiator.

BEDROOM TWO

10'2" x 8'0" (3.12 x 2.45)
uPVC double glazed window to front, radiator.

BATHROOM

6'10" x 6'4" (2.09 x 1.94)
White suite comprising W.C. wash hand basin and panelled bath with a chrome over bath shower, tiled splash backs, radiator.

OUTSIDE

OFF STREET PARKING

The property has one allocated off street parking space.

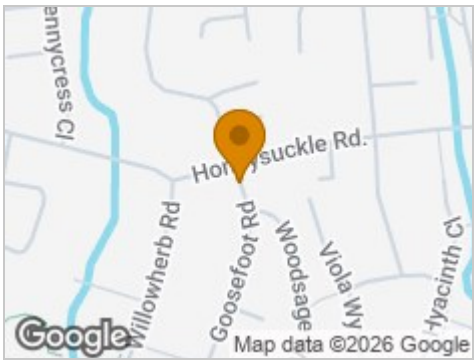

CATAN







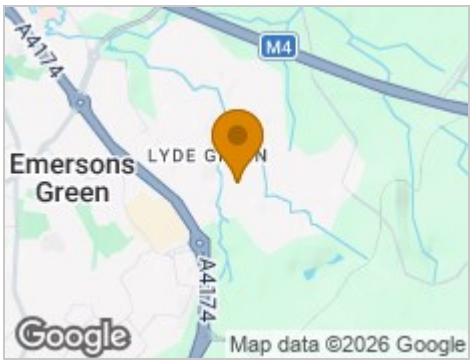
Road Map



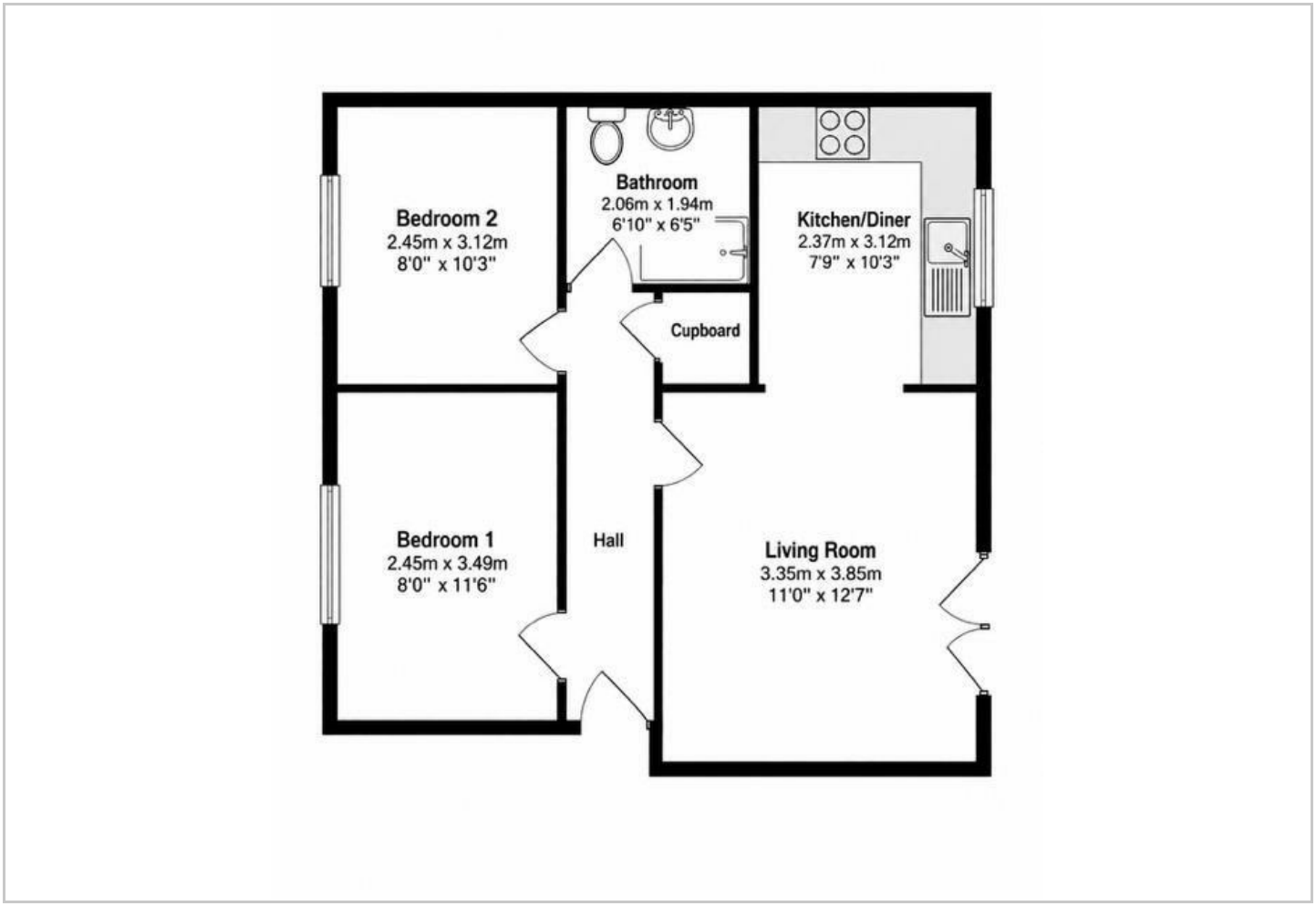
Hybrid Map



Terrain Map



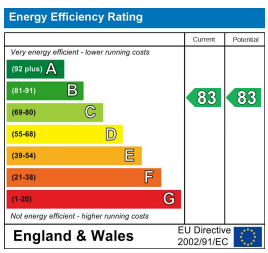
Floor Plan

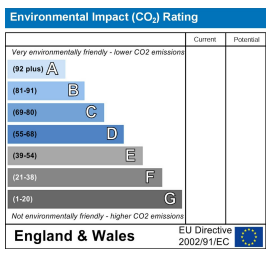


Viewing

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.

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