

HUNTERS[®]

HERE TO GET *you* THERE



Willowherb Road

Lyde Green, Bristol, BS16 7FP

£230,000



Council Tax: B



157 Willowherb Road

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this purpose built top floor apartment located within the popular Lyde Green development which is conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. The amenities of Emersons Green and the popular David Lloyd Health and Leisure Club are both located within easy reach. The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgery and dental practice.

In our opinion this property would ideally suit a first time purchaser, an investor or those seeking an easier to manage environment.

The spacious apartment offers well presented living accommodation which comprises: large L shaped hallway, an impressive 18ft living room with French doors leading to a balcony and a modern fitted kitchen with built in oven and hob, 2 double bedrooms, master en-suite and bathroom.

The property further benefits from having double glazing and gas central heating and an allocated parking space.

COMMUNAL ENTRANCE

Access via security intercom entry system leading to communal hall, stairs rising to all floors.

ENTRANCE HALLWAY

Access via door with security spy hole, radiator, intercom phone system, built in storage cupboard, oak effect laminate flooring, loft hatch, doors leading to living room, bedrooms and bathroom.

LIVING ROOM/KITCHEN

18'9" x 15'4" (max) (5.72m x 4.67m (max))

Dual aspect UPVC double glazed windows to side and rear, UPVC double glazed French doors leading out to balcony (balcony laid to decking with metal/glass balustrade), 2 double radiators, TV point, Kitchen are consisting of a range of wall and base units, oak effect laminate work top incorporating single stainless steel sink bowl unit with mixer tap, built in electric oven and gas hob, extractor fan hood, space for fridge freezer and washing machine, cupboard housing Ideal combination boiler, oak effect laminate flooring.

BEDROOM ONE

12'9" x 9'10" (3.89m x 3.00m)

UPVC double glazed window to rear, TV point, double radiator, door to en-suite.

EN-SUITE

Shower enclosure with glass sliding door, electric shower system, pedestal wash hand basin, close coupled W.C, part tiled walls, extractor fan, radiator, shaver point.

BEDROOM TWO

11'3" x 8'5" (3.43m x 2.57m)

UPVC double glazed window to rear, double radiator.

BATHROOM

7'2" x 6'3" (2.18m x 1.91m)

Suite comprising: panelled bath, pedestal wash hand basin, close coupled W.C, part tiled walls, radiator, extractor fan, shaver point.

OUTSIDE

One allocated parking space, communal bin storage, communal bike storage.

Tel: 0117 956 1234



Road Map



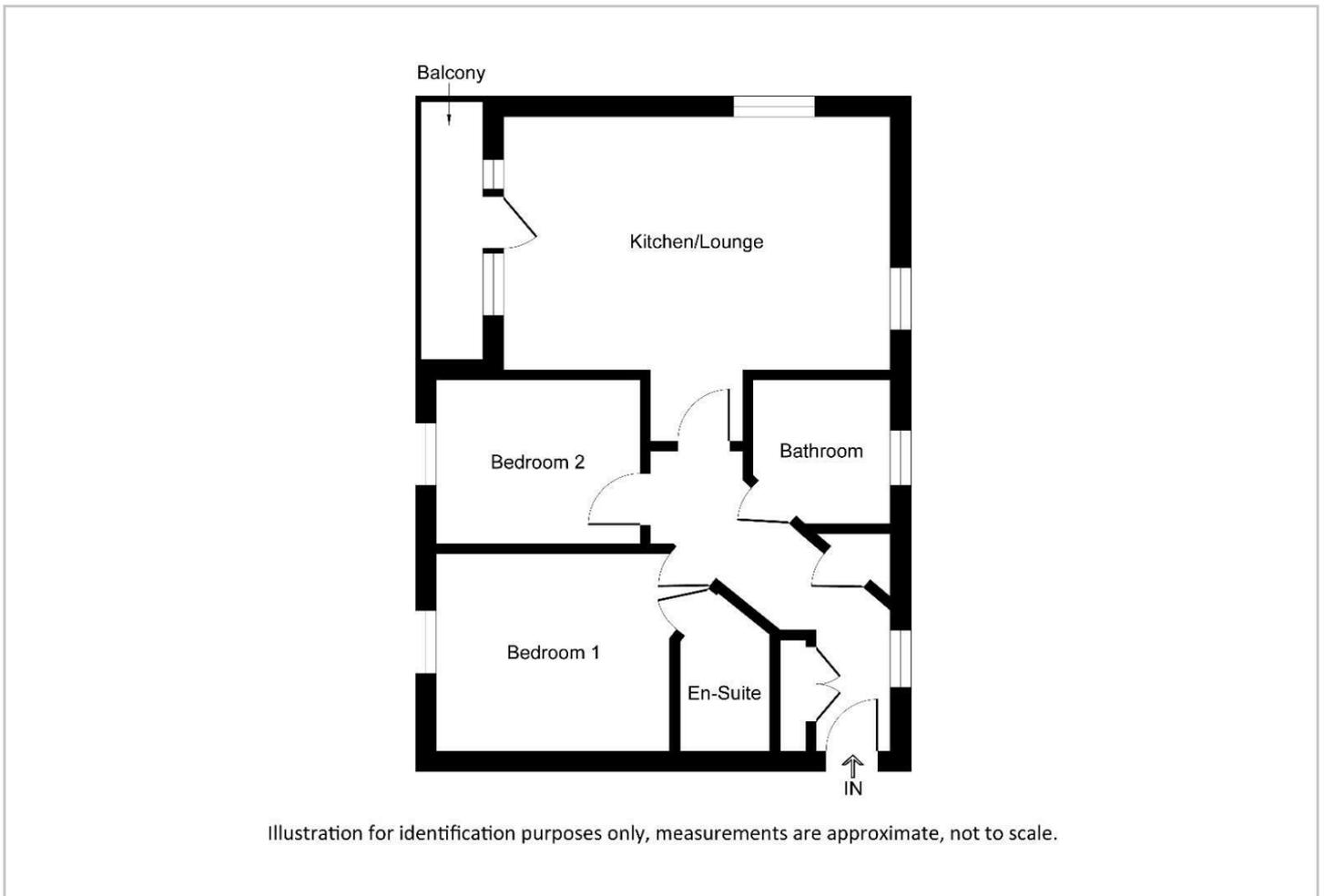
Hybrid Map



Terrain Map



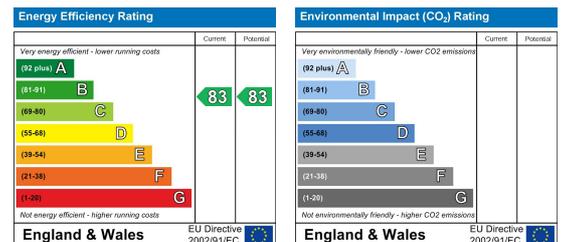
Floor Plan



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.