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7 Dragonfly Lane, Bristol, BS13 0FG

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£250,000

A beautifully presented two-bedroom coach house, offering stylish and low-maintenance living ideal for modern lifestyles. Finished to a high standard throughout, the property feels contemporary, light and well-designed, making it an excellent choice for first-time buyers, professionals, downsizers or investors.

The accommodation is centred around a spacious open-plan kitchen, dining and lounge area, creating a sociable and versatile living space perfect for both everyday living and entertaining. The kitchen is modern in design with sleek units and integrated appliances, seamlessly flowing into the dining and lounge areas, which benefit from plenty of natural light.

The property offers two well-proportioned bedrooms, providing flexible accommodation for a main bedroom, guest room, or home office. The modern bathroom is finished with clean, contemporary fittings, complementing the overall stylish feel of the home.

Externally, the property benefits from a private garage as well as an allocated parking space, offering excellent practicality and storage. Positioned within a well-regarded modern development, the home also enjoys excellent transport links, making it ideal for commuters and those needing easy access to nearby towns and amenities.

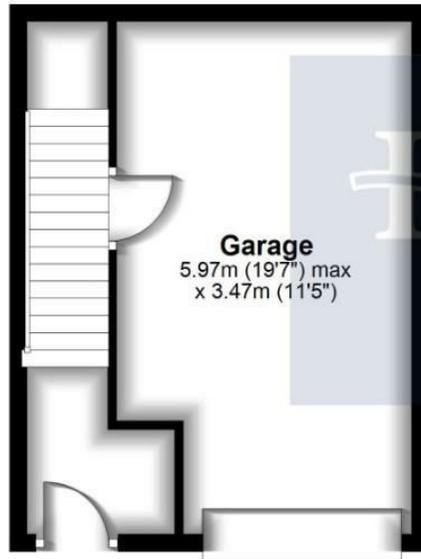
Overall, this is a very modern, turnkey home that combines comfort, convenience and contemporary design in a sought-after location.

Tenure : Freehold Subject to a 999-year criss-cross lease from 2022 at a peppercorn rent.

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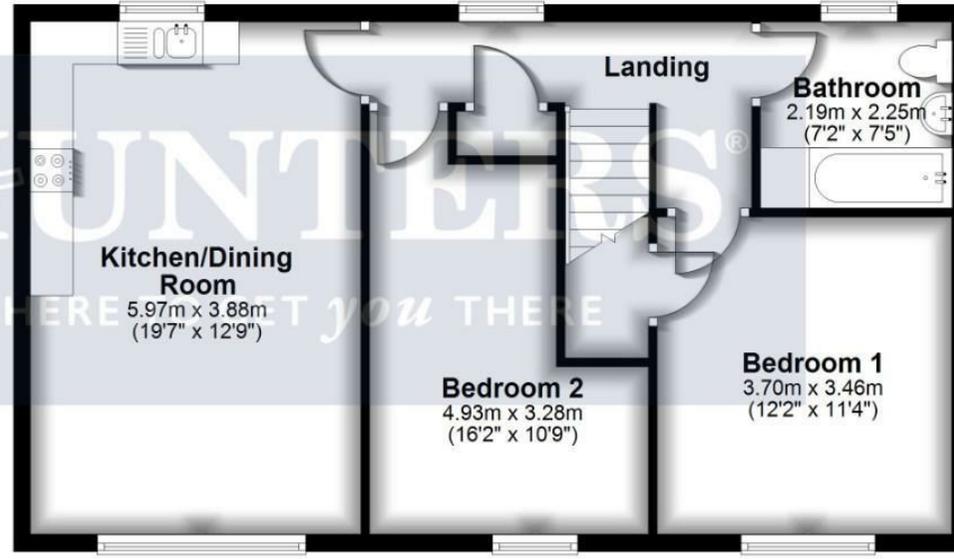
Ground Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



First Floor

Approx. 64.6 sq. metres (695.8 sq. feet)



Total area: approx. 91.6 sq. metres (986.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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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. 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.





