

6 DAFFODIL WAY  
LYDE GREEN  
BRISTOL  
BS16 7NE  
OFFERS OVER £285,000



GREGORYS  
ESTATE AGENTS

**EXCELLENTLY PRESENTED AND MAINTAINED IN EXEMPLAR CONDITION THROUGHOUT, THIS CONTEMPORARY TWO-BEDROOM END TERRACE HOME IS PERFECT FOR FIRST-TIME BUYERS LOOKING FOR A PROPERTY THEY CAN SIMPLY MOVE STRAIGHT INTO AND ENJOY.**

The welcoming entrance leads into a bright and spacious open-plan living and dining area, creating a sociable space that's ideal for relaxing & entertaining friends. Natural light from the French doors and tasteful neutral décor give the home a warm and inviting feel, while the modern kitchen offers well-considered storage and preparation space. A convenient downstairs cloakroom adds to the practicality of the ground floor, however, is currently utilised as additional storage space.

Upstairs, there are two generous double bedrooms, offering flexible space for couples, young families or those needing room to work from home, together with a well-appointed three piece family bathroom.

Outside, the property benefits from a landscaped rear garden designed with low maintenance in mind. Off-road parking and is situated within the popular Lyde Green community. Residents enjoy easy access to a range of local amenities, including shops, schools, parks and the David Lloyd Health Club, with additional retail facilities available in nearby Emersons Green.

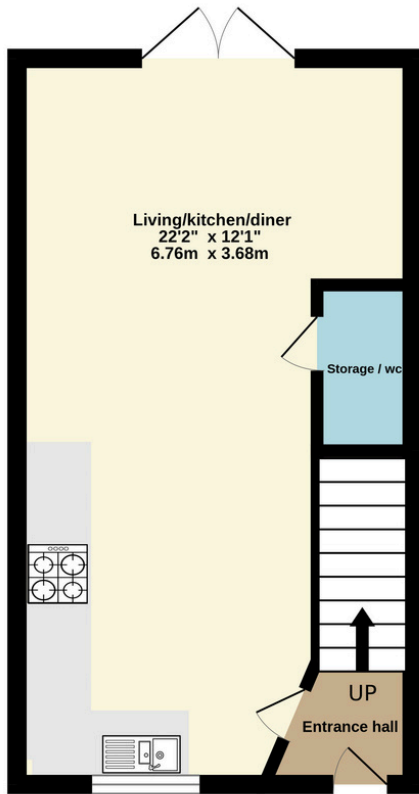
For commuters, the property is ideally placed with excellent road connections via the nearby A4174 Ring Road, providing convenient access to Bristol, Bath and the wider motorway network. However, the property enjoys the best of both worlds, benefitting from a prime position on the development, on the doorstep of open green spaces, & Daffodil Way play area.

Combining modern, move-in-ready accommodation with a great location and strong community feel, this fantastic home offers an excellent opportunity to take that first step onto the property ladder.

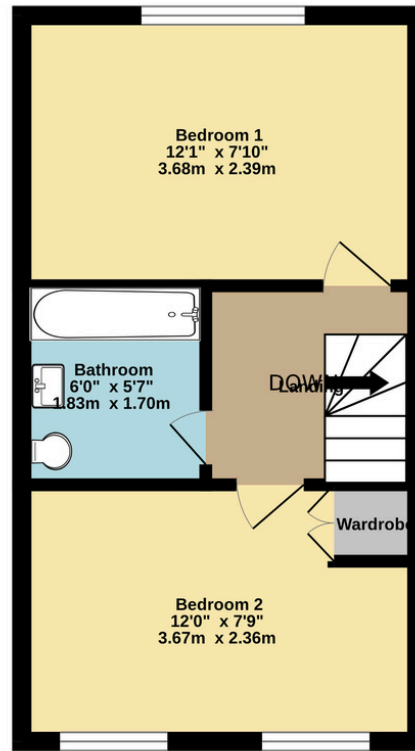




Ground Floor  
268 sq.ft. (24.9 sq.m.) approx.



1st Floor  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

6, Daffodil Way Emersons Green BRISTOL BS16 7NE	Energy rating <b>B</b>	Valid until: <b>20 June 2028</b>
		Certificate number: <b>0853-3889-7269-9728-9911</b>

Property type	End-terrace house
Total floor area	50 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#)

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord>

### Energy rating and score

This property's energy rating is B. It has the potential to be A.

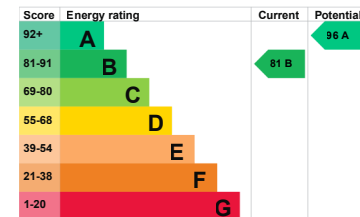
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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