

HUNTERS®

HERE TO GET *you* THERE



Teasel Close

Lyde Green, Bristol, BS16 7LU

£300,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented Charles Church built semi-detached property which occupies a quiet cul-de-sac position in the popular area of Lyde Green.

This property is conveniently located for access onto the Avon ring road, for excellent transport links into the city centre and for the David Lloyd Health and Leisure Club which is situated within easy walking distance.

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

The accommodation comprises to the ground floor; entrance hall, cloakroom, lounge and a kitchen/diner with an integral oven & hob and with uPVC double glazed French doors leading into the rear garden.

To the first floor there is a bathroom with an over bath shower system and two double bedrooms. The principle bedroom has the benefit of an en suite shower room.

Externally to the rear of the property is a low maintenance garden which is laid to paved patio and artificial lawn and two off street parking spaces with an electric car charger.

Additional benefits include gas central heating and uPVC double glazed windows.

An internal viewing appointment is encouraged to fully appreciate what this super property has to offer.

ENTRANCE

Via a part opaque glazed composite door, leading into an entrance hall.

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation and doors leading into cloakroom and lounge,

CLOAKROOM

Opaque uPVC double glazed window to front, white suite comprising; W.C. and wash hand basin with chrome mixer tap and tiled splash backs, radiator.

LOUNGE

14'6" x 10'7" (4.42m x 3.23m)

Dual aspect uPVC double glazed windows, TV aerial point, under stairs storage cupboard, radiator, door leading into kitchen/diner.

KITCHEN/DINER

13'9" x 8'6" (4.19m x 2.59m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap, range of fitted wall and base units incorporating an integral stainless steel electric oven with four ring gas hob with stainless steel cooker hood over, roll edged worksurface with upstand, plumbing for washing machine, space for dishwasher, space for a tall fridge freezer, cupboard housing a boiler supplying gas central heating, radiator, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, storage cupboard, doors leading into both bedrooms and bathroom.

BEDROOM ONE

10'5" x 9'7" (3.18m x 2.92m)

uPVC double glazed window to front, radiator, door leading into en suite.

Tel: 0117 956 1234

EN SUITE

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with chrome shower system, tiled splash backs, radiator.

BEDROOM TWO

14'1" x 7'0" (4.29m x 2.13m)

uPVC double glazed window to rear, radiator.

BATHROOM

7'3" x 6'2" (2.21m x 1.88m)

Opaque uPVC double glazed window to side, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and chrome over bath shower system, tiled splash backs, radiator.

OUTSIDE

FRONT

Small herbaceous area, path leading to main entrance.

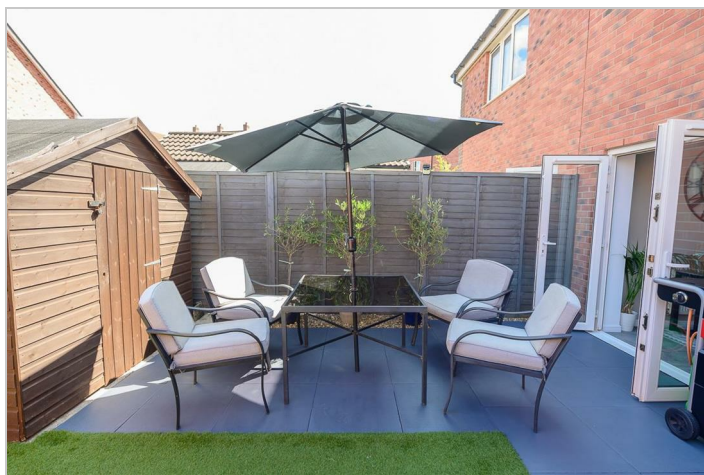
REAR GARDEN

Paved patio area leading to an area which is laid to artificial lawn with raised herbaceous borders, water

tap, outside lighting, timber framed garden shed, wooden gate providing side pedestrian access, garden surrounded by wooden fencing and boundary wall.

OFF STREET PARKING

Two off street parking spaces, electric car charger.



Road Map



Hybrid Map



Terrain Map



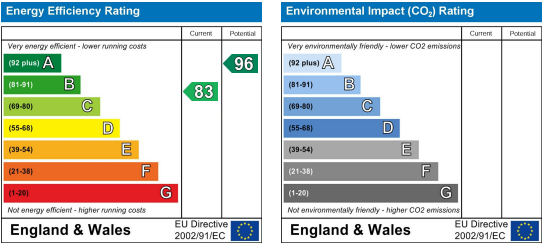
Floor Plan



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.