



## 5 Lime Street, Bristol, BS14 0GA

**£460,000**

This neutrally decorated four-bedroom semi-detached house is offered **\*\*for sale\*\*** in a popular residential area of Bristol, well placed for public transport, green spaces and local amenities.

The property provides two reception rooms, including a separate living space with garden views and direct access to the south-facing garden. This outdoor space, combined with off-street parking, makes the home particularly suitable for families seeking both indoor and outdoor areas for everyday living.

Accommodation includes four double bedrooms, one of which benefits from an en-suite, offering flexibility for larger households or those needing guest or work-from-home space. There is a family bathroom and one kitchen serving the property. The neutral décor throughout provides a straightforward backdrop for personalisation.

The south Bristol location offers convenient access to nearby shops, cafés and everyday services on local high streets such as those found in the BS14 area. Families are well served by a choice of schools in the wider

### Entrance Hall



### Dining Room

9'10" x 9'4" (3.00 x 2.86)



### W/C



### First Floor Landing



### Kitchen

12'2" x 8'8" (3.73 x 2.66)



### Sitting Room

16'0" x 15'5" (4.89 x 4.70)



### Bedroom One

13'9" x 9'3" (4.21 x 2.82)



### EnSuite



### Bedroom Four

14'1" x 8'11" (4.31 x 2.74)



### Bedroom Two

13'7" x 9'10" (4.15 x 3.00)



### Bathroom

6'10" x 6'4" (2.10 x 1.95)



### Bedroom Three

11'3" x 9'10" (3.43 x 3.00)



### Outside



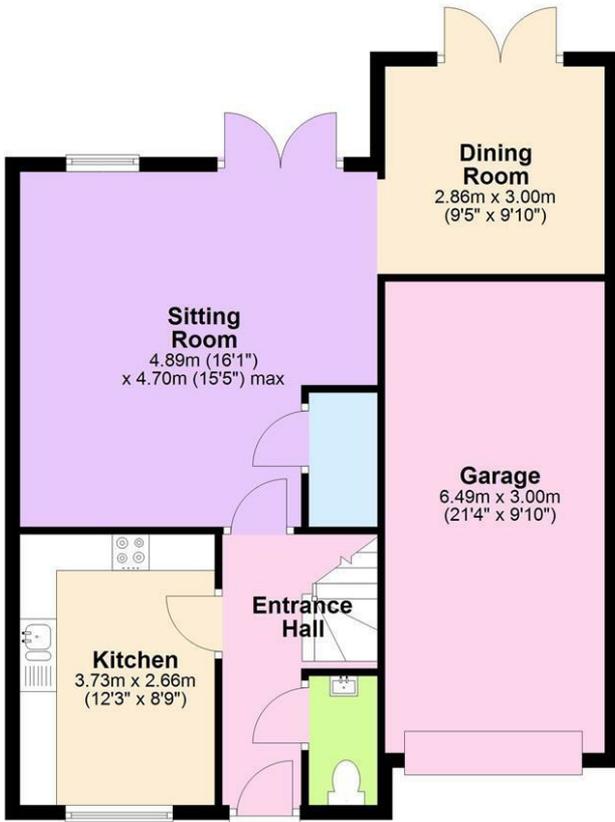
### Garage

21'3" x 9'10" (6.49 x 3.00)

## Floor Plan

### Ground Floor

Approx. 70.8 sq. metres (762.2 sq. feet)



### First Floor

Approx. 71.3 sq. metres (767.1 sq. feet)



Total area: approx. 142.1 sq. metres (1529.3 sq. feet)

**5 Lime Street, Bristol**

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Vary energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 88                      | 90        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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