



6 SOUTH HAYES,
BRISTOL, BS5 6UB

GOODMAN
& LILLEY



A FANTASTIC THREE BEDROOM 1960S HOME LOCATED IN A HIGHLY SOUGHT AFTER AND SECLUDED CUL DE SAC IN EASTVILLE, BRISTOL. PRESENTED IN GOOD CONDITION WITH GARAGE AND A PRIVATE ENCLOSED REAR GARDEN.

Location

Situated in a convenient, yet peaceful and leafy location close to the M32. The property enjoys close proximity to retail hubs and amenities and boasts excellent transport links into the city and towards the thriving Gloucester Road area. Also ideal for access to major employers around the city and further afield commuters.. The area is close to vast and well maintained green spaces.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

Entrance Hall

A spacious hall welcomes you into the property. Accessed through a double glazed entrance door with obscured glass and side window for light. Laminate flooring for ease, practicality and style ,flows through the entirety of the ground floor. Doors leading to kitchen and lounge, stairs to the first floor. Ample storage space under the stairs.

Kitchen

Recently installed on trend Wren fitted kitchen offers a range of wall, base and draw units with work surfacing over, sink unit, spaces and plumbing for a washing machine, dish washer, fridge / freezer, fitted cooker and hobs with extractor hood,. Also a small area for a breakfast/dining table. Double glazed window to the front.
The kitchen also houses the combi boiler which was installed in 2019 and has a full service history.

Lounge

Neutral and spacious lounge area, with recesses for shelving units. Large and recently installed bi-fold doors provide light and the ability to open the space for in and out living. Single radiator.

First Floor

Landing

Doors leading to all three bedrooms and family bathroom

Master Bedroom

A well sized and light master bedroom with double glazed window to front aspect with green outlook. Single radiator.

Bedroom 2

Generously sized second bedroom with double glazed window to rear. Single radiator

Bedroom 3

Good sized third bedroom, ideal for single bed or for an office space. Double glazed window to rear. Single radiator.

Bathroom

Fitted white suite comprising bath with shower over, wash basin with mixer tap and WC. Obscured glazed window.

Outside Space

Front Garden

Path to front door, some mature plants.

Rear Garden

A charming enclosed and private garden. Small lawned area and modern and practical decking area for relaxation and entertaining. Storage shed. Rear gate for access to wonderfully maintained back lane.

Garage

Single garage, accessed privately. Newly fitted garage door. Easy access to public highway.

Additional Information

The property is leasehold.
The lease has 967 years left to run.
The rent is £8.40 per year
The freehold can be purchased (please ask agent for details)

- Secluded Cul De Sac Location
- Modern Kitchen
- Close To Local Amenities

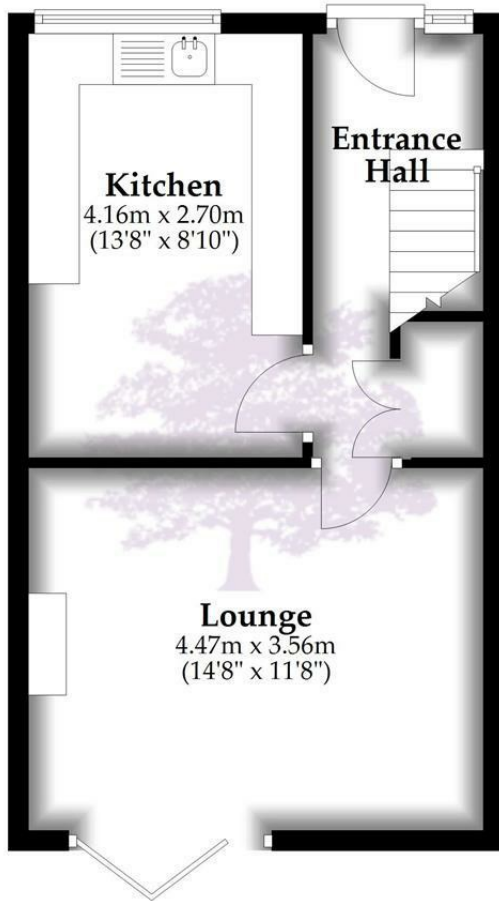
- Three Bedroom House
- Great Transport Links
- Separate Garage



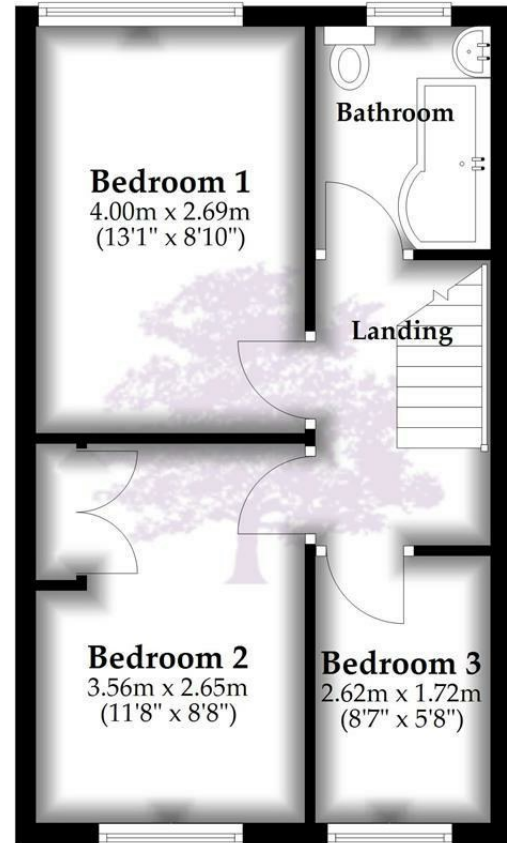
GUIDE PRICE £367,500



Ground Floor



First Floor



Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.