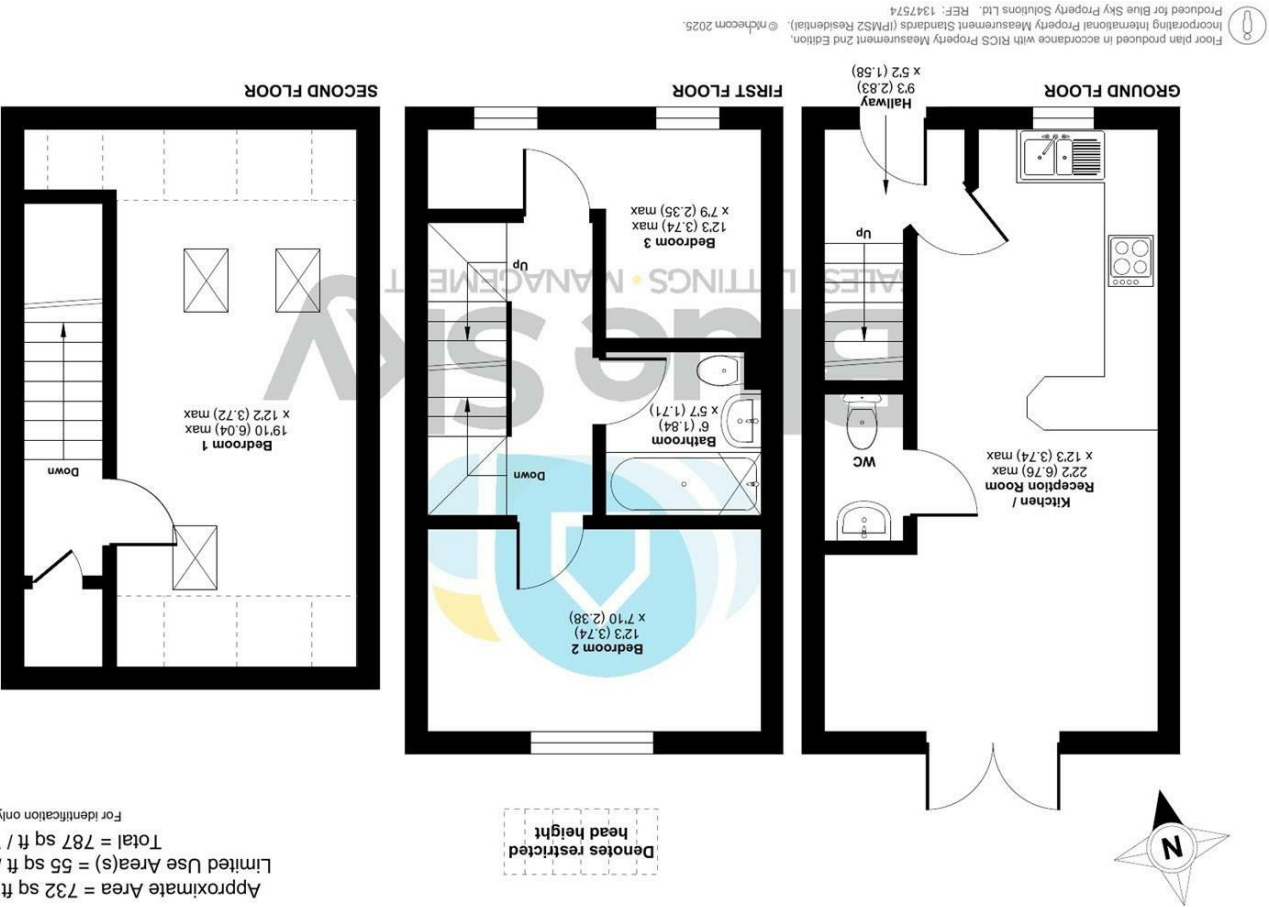




Goldenrod Road, Emersons Green, Bristol, BS16

Approximate Area = 732 sq ft / 68 sq m
Limited Use Area(s) = 55 sq ft / 5.1 sq m
Total = 787 sq ft / 73.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (PM22 Residential). © rickcom 2025.
Produced for Blue Sky Property Solutions Ltd. REF: 1347574

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer or contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

Don't forget to register and stay ahead of the crowd.

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See all of our amazing properties and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: D | Property Tenure: Freehold

WOW WOW WOW!! Blue Sky welcomes you to this stunning 2021 built semi-detached home located on Goldenrod Road in the desirable development of Lyde Green. The current owner has presented and maintained this home to a very high standard, we think its a cut above the rest! The home itself offers spacious and light accommodation over three floors and the east facing rear garden certainly gives you a hideaway to enjoy and relax in! The accommodation comprises: entrance hall with stairs to the first floor, open plan lounge/diner/kitchen and cloakroom to the ground floor. The first floor offers two bedrooms and the main bathroom. The second floor boasts a good size double bedroom and a good size storage unit. Externally you will find two parking spaces to front and rear garden with patio and lawn. Location is ideal as ring road connections are close by, as well as the many amenities located in and around the development and cycle track, fantastic location. This home won't hang around so call today to arrange your viewing!



Entrance Hall

9'3" x 5'2" (2.82m x 1.57m)
Double glazed door to front, radiator, fuse board, stairs to first floor landing.

Cloakroom

W.C, wash hand basin, radiator, extractor fan, tiled splash backs, spotlight.

Kitchen/Diner/Lounge

22'2" max x 12'3" max (6.76m max x 3.73m max)
Double glazed window to front, double glazed French doors to rear, two radiators, under stairs storage area, breakfast bar, wall and base units with worktops over, splashbacks, cooker hood, gas hob, electric oven, 1 1/2 bowl sink and drainer, space for fridge/freezer, space for washing machine, luxury vinyl flooring, gas combi boiler in wall unit.

First Floor Landing

Stairs to second floor.

Bedroom Two

12'3" x 7'10" (3.73m x 2.39m)
Double glazed window to rear, radiator.

Bedroom Three

12'3" max x 7'9" max (3.73m max x 2.36m max)
Two double glazed windows to front, radiator, L shape.

Bathroom

6'0" x 5'7" (1.83m x 1.70m)
W.C, wash hand basin, heated towel rail, extractor fan, enclosed bath with shower over, shower screen, part tiled walls, wood effect flooring.

Second Floor landing

Storage cupboard.

Bedroom One

19'10" max x 12'2" max (6.05m max x 3.71m max)
Two skylight windows to front, one skylight window to rear, radiator, loft access (part boarded), storage area.

Front Garden

Gravel and bark areas, canopy over front door, shared side path to properties side gate leading into the rear garden.

Driveway

Parking for two cars outside the front door.

Rear Garden

Enclosed rear garden, garden shed, lawn, patio area, side gate, shrubs.

Agent Note

The vendor has advised there is a site fee of £166.08 per year. This covers maintenance of the development. The charge is reviewed yearly.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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	

