

[illegible]



PROPERTY TYPE House - Townhouse

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 3

EPC RATING C

COUNCIL TAX BAND E



Situated on the popular Lyde Green development, a spacious four bedroom semi-detached townhouse set on a corner plot.

The accommodation is set over three floors and comprises an entrance hallway, a kitchen/dining room with patio doors to the rear garden and a downstairs cloakroom.

To the first floor is a lounge with patio doors to a Juliet balcony, a generous double bedroom and a study.

The second floor has a master bedroom, with fitted wardrobes and en suite shower room, along with two further bedrooms and a family bathroom. Ideally situated for local amenities, motorway networks and access to Parkway railway station. A prompt internal viewing is highly recommended.



### the location

Offering easy to the Avon ring road and M4/M5 motorway network. There are local shopping facilities at Emersons Green and leisure facilities nearby. There are green walks at Lyde Green lake and nearby Pomphrey Hill. Bristol 8.2 miles Bath 12.1 miles

Spacious home set in corner plot

### just a thought...

A deceptively spacious family home. An ideal opportunity for the growing family and a space to work from home too!