



11 Lyons Court Road, Bristol, BS14 8AL

£279,000

- Energy Rating - D
- Side & Rear Access
- Separate Dining Room
- Privet Front & Rear Garden
- Three Bedroom Semi Detached Home
- UPVC Double Glazing & Gas Central Heating
- Large Garden
- Separate Shower & Bath

Greenwoods is delighted to welcome to the market this well-presented three-bedroom semi-detached home, ideally located on Lyons Court Road Close in Stockwood.

The ground floor accommodation comprises a welcoming entrance hallway, a bright and airy lounge offering plenty of space for relaxing and entertaining, a separate dining room, and a good-sized kitchen.

Upstairs, you'll find two spacious double bedrooms, a further single bedroom, and a modern family bathroom featuring a separate shower and bath.

Outside, the property benefits from a private front garden, a generous three-tiered private rear garden, and convenient side access—ideal for garden maintenance, storage, or bikes.

Additional features include UPVC double glazing and gas central heating via a modern condensing combination boiler.

Conveniently situated close to local shops, schools, bus routes, and other amenities, this lovely home is ideal for families and first-time buyers alike.

Contact Greenwoods today to arrange your viewing.

Lounge 13'02" x 12'07" (4.01m x 3.84m)

Kitchen 11'0" x 9'07" (3.35m x 2.92m)

Dining Room 10'02" x 8'11" (3.10m x 2.72m)

Bedroom One 13'02" x 11'01" (4.01m x 3.38m)

Bedroom Two 12'0"(max) x 11'01" (3.66m(max) x 3.38m)

Bedroom Three 8'04" x 8'03" (2.54m x 2.51m)

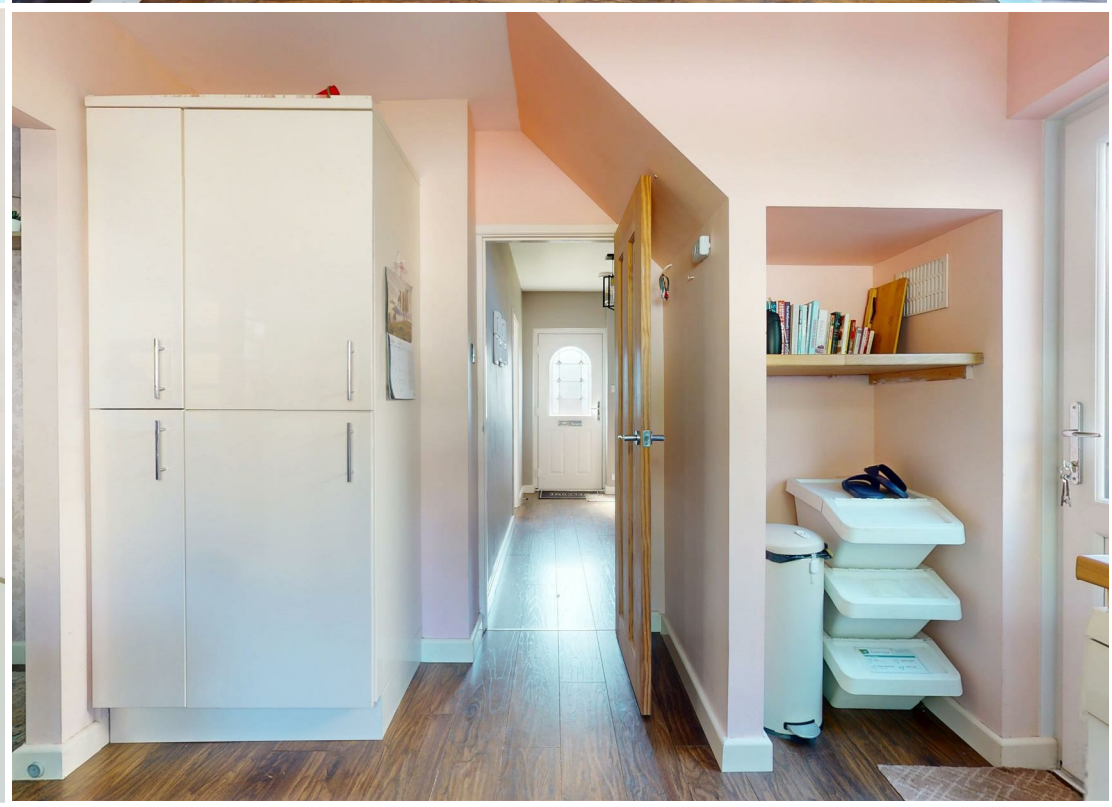
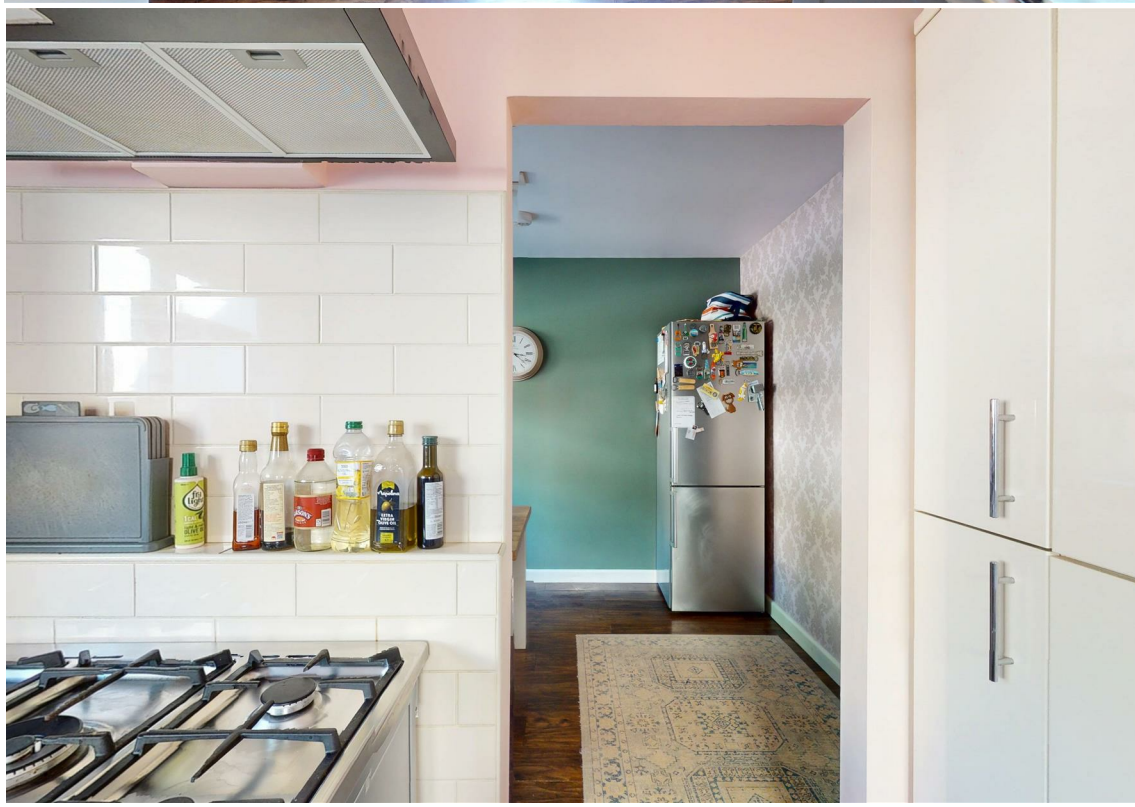
Bathroom 8'0" x 7'06" (2.44m x 2.29m)

Tenure - Freehold

Council Tax Band - B











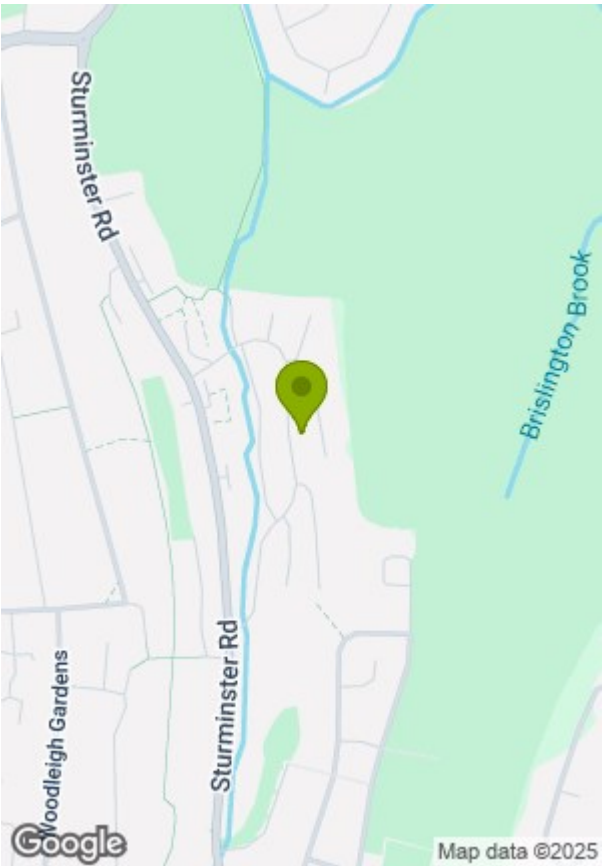




Approx Gross Internal Floor Area: Total 83m sq / 893 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		84
(49-60) C		
(35-48) D		61
(29-34) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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