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£375,000

58 Lydiard Croft Hanham Bristol BS15 3LT

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Entrance

The entrance to the property is through a Upvc double glazed sliding door to the porch.

Entrance Porch

Tiled flooring, obscure glazed door with matching side panels to the hallway.

Entrance Hallway

Stair case to the first floor, under stair storage cupboard with light, radiator, obscure arched window to the lounge.

Lounge 12' 2" x 11' 6" (3.72m x 3.50m)

Upvc double glazed window to the front, feature gas fire, coving , TV point, telephone point, radiator, pocket sliding doors to the dining room.

Dining room 11' 1" x 10' 1" (3.37m x 3.08m)

Upvc double glazed sliding doors to the rear, coving, radiator, pocket sliding doors to the lounge.

Kitchen/Breakfast Room 14' 2" x 8' 10" widest point (4.32m x 2.69m)

Upvc double glazed windows to both sides, Upvc double glazed door to the rear lobby, range of wall and base units with rolled edge work surfaces and tiled splashbacks, space for an electric cooker, space for a fridge freezer, space for a washing machine, stainless steel sink unit with double drainer, serving hatch.

Rear Lobby 9' 6" x 2' 5" (2.90m x 0.73m)

Sliding doors to the rear garden.

First Floor Landing

Upvc double glazed window to the side, doors to the bedroom and family bathroom, loft hatch with ladder to a boarded loft space with Velux window and light.

Bedroom One 12' 9" x 10' 5" (3.89m x 3.17m)

Upvc double window to the front, radiator, fitted wardrobe with dressing table.

Bedroom Two 10' 11" x 8' 5" to wardrobes (3.34m x 2.56m)

Upvc double glazed window to the rear range of fitted wardrobes, radiator.

Bedroom Three 8' 7" x 6' 11" (2.62m x 2.11m)

Upvc double glazed window to the front, radiator.

Family Bathroom 6' 10" x 5' 2" (2.09m x 1.57m)

Upvc double glazed obscure window to the rear, low level WC, pedestal wash hand basin, panel bath with mains shower, tiled splash backs, double radiator, extractor fan.

Garage

Upm and over door, power and light supply two Upvc double glazed window to the rear and side, courtesy door to the side.

Front Garden

The front garden has been blocked paved to now provide off street parking, there is a driveway to the side of the property leading to a single garage.

Rear garden

The rear garden is enclosed and west facing. It is mainly laid to lawn and patio with mature trees and shrubs, a pergola, fishpond and greenhouse.

Tenure Freehold

Local Authority South Gloucestershire

Council Tax Band Band C

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

16/10/2023, 11:49 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

58 Lydiard Croft Hanham BRISTOL BS15 3LT	Energy rating C	Valid until: 11 October 2033 Certificate number: 9790-3931-6200-5127-1204
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Property type: Semi-detached house
Total floor area: 93 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.


For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

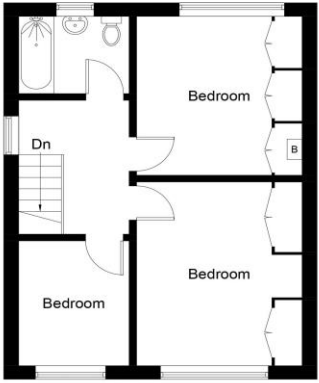
https://find-energy-certificate.service.gov.uk/energy-certificate/9790-3931-6200-5127-1204?print=true 1/4

58 Lydiard Croft

Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1017633
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.
Floor Plan Produced by EPC Provision