

HUNTERS[®]

HERE TO GET *you* THERE



Salisbury Gardens

Downend, Bristol, BS16 5RF

£325,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with vacant possession this semi-detached bungalow positioned within a quiet location which is conveniently positioned within the heart of Downend village on hand to all the local amenities and a short walk to Downend High street and it's variety of shops, coffee shops, restaurants and bus stops. The award winning Page Park is also a short walk away.

The property has been refurbished throughout and provides light and airy living accommodation which comprises: entrance hall, lounge with French doors leading out to garden, 2 double bedrooms, a newly fitted kitchen with freestanding appliances included (cooker, fridge freezer, washing machine and dishwasher), and a newly installed shower room. The property further benefits from having double glazing and gas central heating. Externally there is a low maintenance rear garden which is laid to artificial lawn and driveway to front providing off street parking for 2 cars.

ENTRANCE

Via side of property, storm porch, hardwood opaque glazed door to hallway.

HALLWAY

L shaped hall, picture rail, 2 radiators, opening to kitchen, doors to bedrooms and shower room.

LOUNGE

12'5" x 12'1" (3.78m x 3.68m)

Picture rail, TV point, radiator, new freestanding wood burner style electric fire, UPVC double glazed French doors leading out to rear garden, door to kitchen.

KITCHEN

9'10" x 8'1" (3.00m x 2.46m)

UPVC double glazed window to rear, newly fitted matt Grey wall and base units, laminate work top incorporating a single sink bowl unit with mixer tap, tiled splash backs, space for cooker, fridge freezer, washing machine and dishwasher (appliances included), stainless steel extractor fan hood, wall mounted Worcester combination boiler.

BEDROOM ONE

12'1" x 11'9" (3.68m x 3.58m)

UPVC double glazed window to front, picture rail, fitted double wardrobe, TV point.

BEDROOM TWO

10'9" (into bay) x 9'11" (3.28m (into bay) x 3.02m)

UPVC double glazed bay window to front, picture rail, radiator, built in double wardrobe and cupboard housing electric meter.

SHOWER ROOM

Opaque UPVC double glazed window to side, newly installed suite comprising: vanity unit with wash hand basin inset, close coupled W.C, corner glass shower enclosure housing a mains controlled shower system with drench head, part tiled walls, chrome heated towel rail, extractor fan.

OUTSIDE:

REAR GARDEN

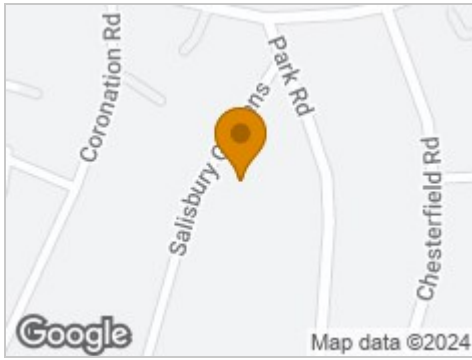
Laid to artificial lawn with wood sleeper borders, water tap, side access, enclosed by boundary wall and fence.

DRIVEWAY

To front of property providing off street parking for 2 cars.



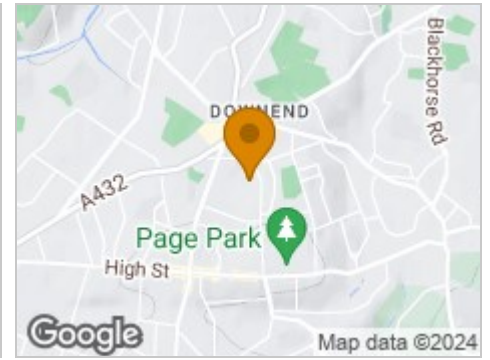
Road Map



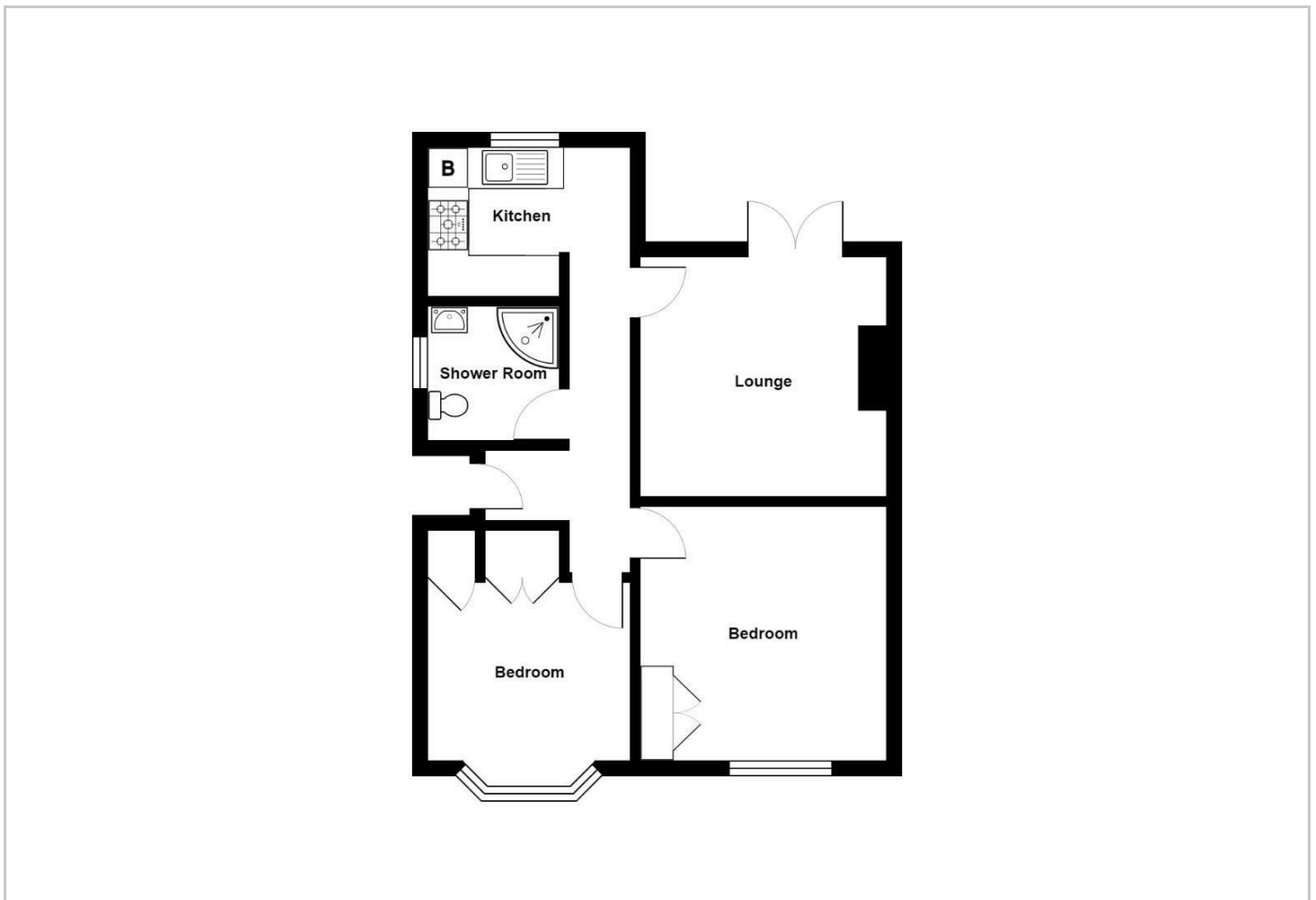
Hybrid Map



Terrain Map



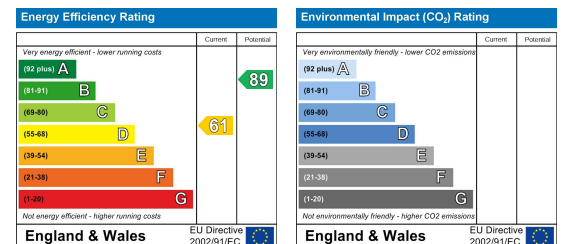
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.