

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Clarence Gardens

Downend, Bristol, BS16 5SR

£260,000



Council Tax: B



# 5 Clarence Gardens

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this end of terrace house positioned in a quiet cul-de-sac within the popular Downend/Staple Hill borders, a short walk to both High streets and Page Park. The accommodation comprises to the ground floor: hallway, lounge, kitchen/breakfast room and a lean-to conservatory. To the first floor can be found two double sized bedrooms and a shower room. The property further benefits from: double glazing, electric heating, front and rear gardens and a large garage to the rear of the property. In our opinion the property would be an ideal first time purchase and a viewing comes highly recommended.

## ENTRANCE

Via UPVC opaque double glazed door to:

## ENTRANCE HALL

Coved ceiling, electric night storage heater, under stair recess with cupboard, telephone point, stairs to first floor accommodation, doors leading to lounge and kitchen.

## KITCHEN/BREAKFAST ROOM

12'1" x 8'11" (3.68m x 2.72m)

UPVC double glazed window to front, coved ceiling, range of fitted wall and base units, laminate roll edged work top incorporating a one and a half sink bowl unit with mixer tap, tiled splash backs, space for cooker and fridge freezer, plumbing and space for washing machine, electric night storage heater, extractor fan

## LOUNGE

14'11" x 11'9" (4.55m x 3.58m)

Coved ceiling, electric night storage heater, TV point, double glazed patio door to:

## LEAN TO CONSERVATORY

Polycarbonate roof, windows to rear and side, tiled floor, built in storage cupboard, sliding doors leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Loft hatch, electric night storage heater, coved ceiling, doors leading to:

## BEDROOM ONE

14'9" x 11'8" (4.50m x 3.56m)

UPVC double glazed window to rear, electric night storage heater, fitted wardrobe.

## BEDROOM TWO

11'9" x 8'9" (3.58m x 2.67m)

UPVC double glazed window to rear, electric night storage heater, fitted wardrobe.

## SHOWER ROOM

Opaque UPVC double glazed window to front, white suite comprising: pedestal wash hand basin, close coupled W.C., shower cubicle housing electric shower system, tiled walls, heated towel radiator, extractor fan.

## OUTSIDE:

## FRONT GARDEN

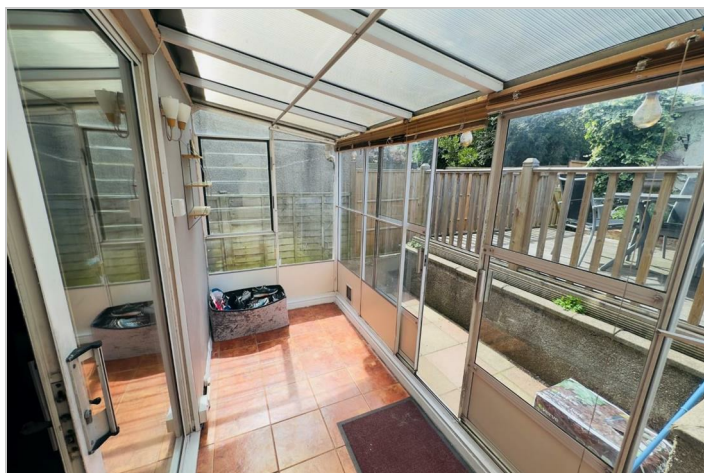
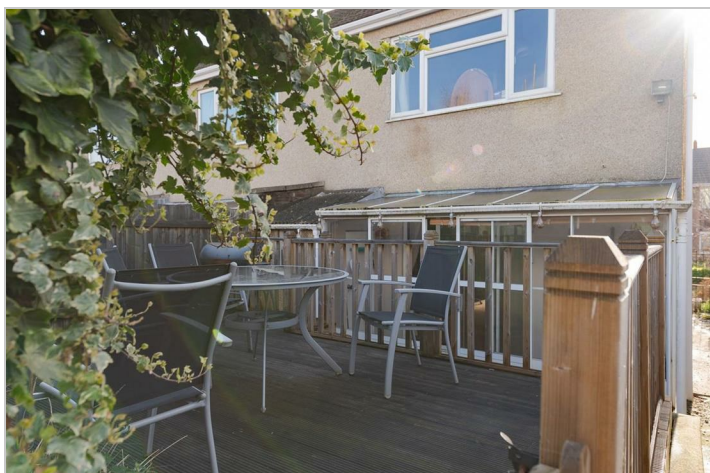
Laid to loose stone chippings, plant/shrub borders, pathway to entrance, enclosed by boundary wall

## REAR GARDEN

Raised seating area laid to decking enclosed by a spindled balustrade, plant/shrub borders, security light, gated rear and side access, enclosed by boundary fencing.

## GARAGE

Large single garage located to rear of property, accessed from rear vehicle lane, up and over door, power and light, inspection pit.



## Road Map



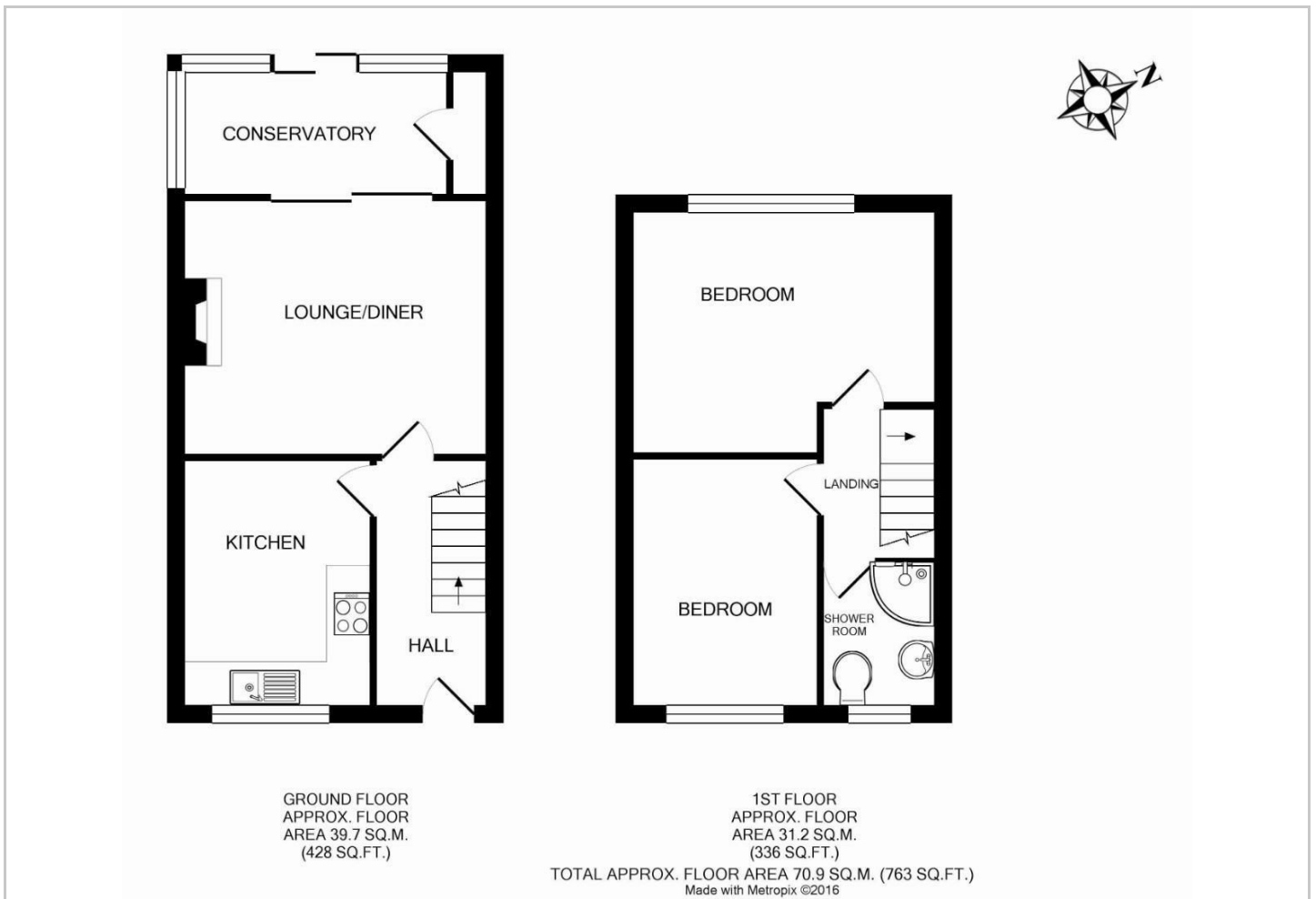
## Hybrid Map



## Terrain Map



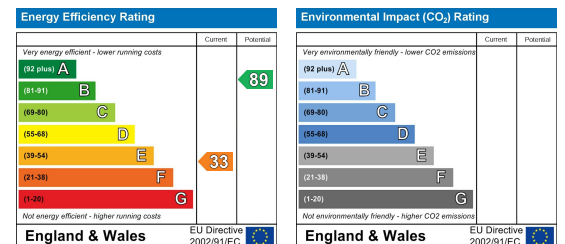
## Floor Plan



## 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.