

# HUNTERS®

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## Westbourne Road

Downend, Bristol, BS16 6RB

£300,000



Council Tax: C



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£300,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this extended semi-detached house which is located within easy walking distance of many popular schools, for access onto the Avon ring road, for the Bristol cycle path and for the amenities of both Downend and Emersons Green.

These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, libraries, doctors surgeries and dental practices.

The accommodation comprises to the ground floor; entrance hall, lounge, a kitchen/diner with sliding patio doors leading into the rear garden, utility area and shower room. To the first floor there are three bedrooms and a bathroom with an over bath shower system.

Externally the property has a low maintenance block paved garden to the side, a rear garden which is laid to artificial lawn and wooden decking, a single sized detached garage with power and light with an off street parking space in front.

Additional benefits include gas central heating and uPVC double glazed windows.

An early internal viewing appointment is highly recommended.

## ENTRANCE

Via an opaque glazed panelled composite door, leading into entrance hall.

## ENTRANCE HALL

Under stairs storage cupboard, double radiator, wood effect flooring, stairs leading to first floor accommodation and doors leading into lounge and kitchen/diner.

## LOUNGE

11'7" x 11'2" (3.53m x 3.40m)

uPVC double glazed window to front, coved ceiling, TV aerial point, single radiator, wood effect flooring.

## KITCHEN/DINER

17'8" x 11'6" (5.38m x 3.51m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, enamel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units, roll edged work surface, space for a Range style gas cooker with extractor fan over, space for a tall fridge freezer, plumbing for dishwasher, double radiator, wood effect flooring, uPVC double glazed sliding patio doors leading into rear garden, door leading into utility room.

## UTILITY AREA

11'2" (widest point) x 9'7" (widest point) (3.40m (widest point) x 2.92m (widest point))

Dual aspect uPVC double glazed windows, stainless steel circular sink with chrome mixer tap and tiled splash backs, fitted base units and roll edged work surface, plumbing for washing machine, space for a tumble dryer, double radiator, wood effect flooring, double glazed door leading into side garden and door leading into shower room.

## SHOWER ROOM

uPVC double glazed window to rear, white suite comprising wash hand basin and shower cubicle with a chrome shower system, tiled splash backs, extractor fan, chrome heated towel rail.

## FIRST FLOOR ACCOMMODATION

## LANDING

uPVC double glazed window to side, loft access,

coved ceiling, wood effect flooring, doors leading into all first floor rooms.

### BEDROOM ONE

11'1" x 9'1" (3.38m x 2.77m)

uPVC double glazed window to front, sliding fronted fitted wardrobes with shelving and hanging rails, single radiator, wood effect flooring.

### BEDROOM TWO

10'9" x 10'7" (widest point) (3.28m x 3.23m (widest point))

uPVC double glazed window to rear coved ceiling, cupboard housing a boiler supplying gas central heating and domestic, hot water, single radiator, wood effect flooring.

### BEDROOM THREE

7'4" x 6'9" (2.24m x 2.06m)

uPVC double glazed window to front, single radiator, wood effect flooring.

### BATHROOM

6'8" x 5'5" (2.03m x 1.65m)

Opaque uPVC double glazed window to rear, coved ceiling, white suite comprising; W.C. wash hand basin and panelled bath with a Mira over bath shower system with side splash screen, tiled walls, chrome heated towel rail, wood effect flooring.

## OUTSIDE

### FRONT GARDEN

An area which is laid mainly laid to artificial lawn and paving, garden surrounded by wooden fence and boundary wall, wooden gate leading into side garden.

### SIDE GARDEN

Laid to block paving, timber framed garden shed, wooden gate leading to off street parking, garden surrounded by wooden fencing and a boundary wall.

### REAR GARDEN

Wooden decking leading to an area which is laid to artificial lawn with a wooden decking area situated to the rear, water tap, outside power point, door leading into garage, garden surrounded by wooden fencing and boundary wall.

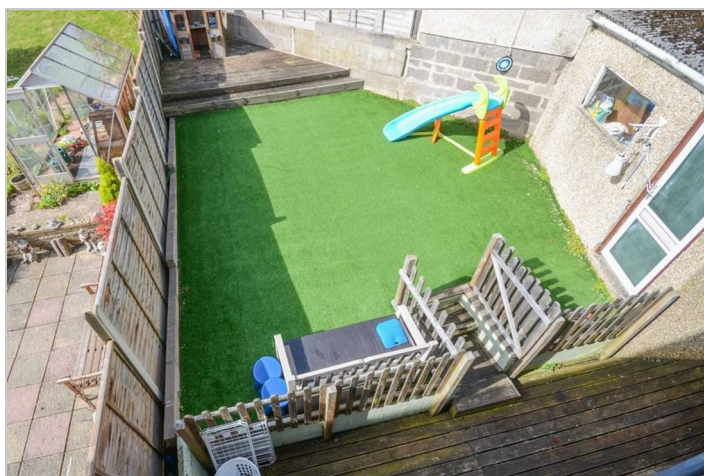
### GARAGE

16'8" x 10'3" (5.08m x 3.12m)

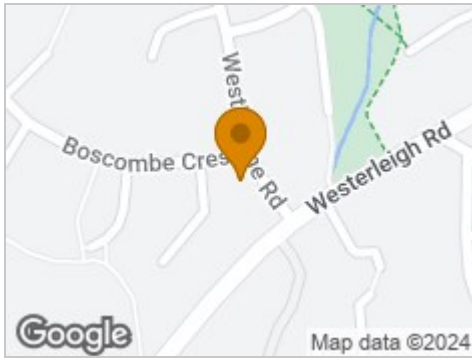
Metal up and over door, power and light.

### OFF STREET PARKING

An area laid to block paving in front of the garage.



## Road Map



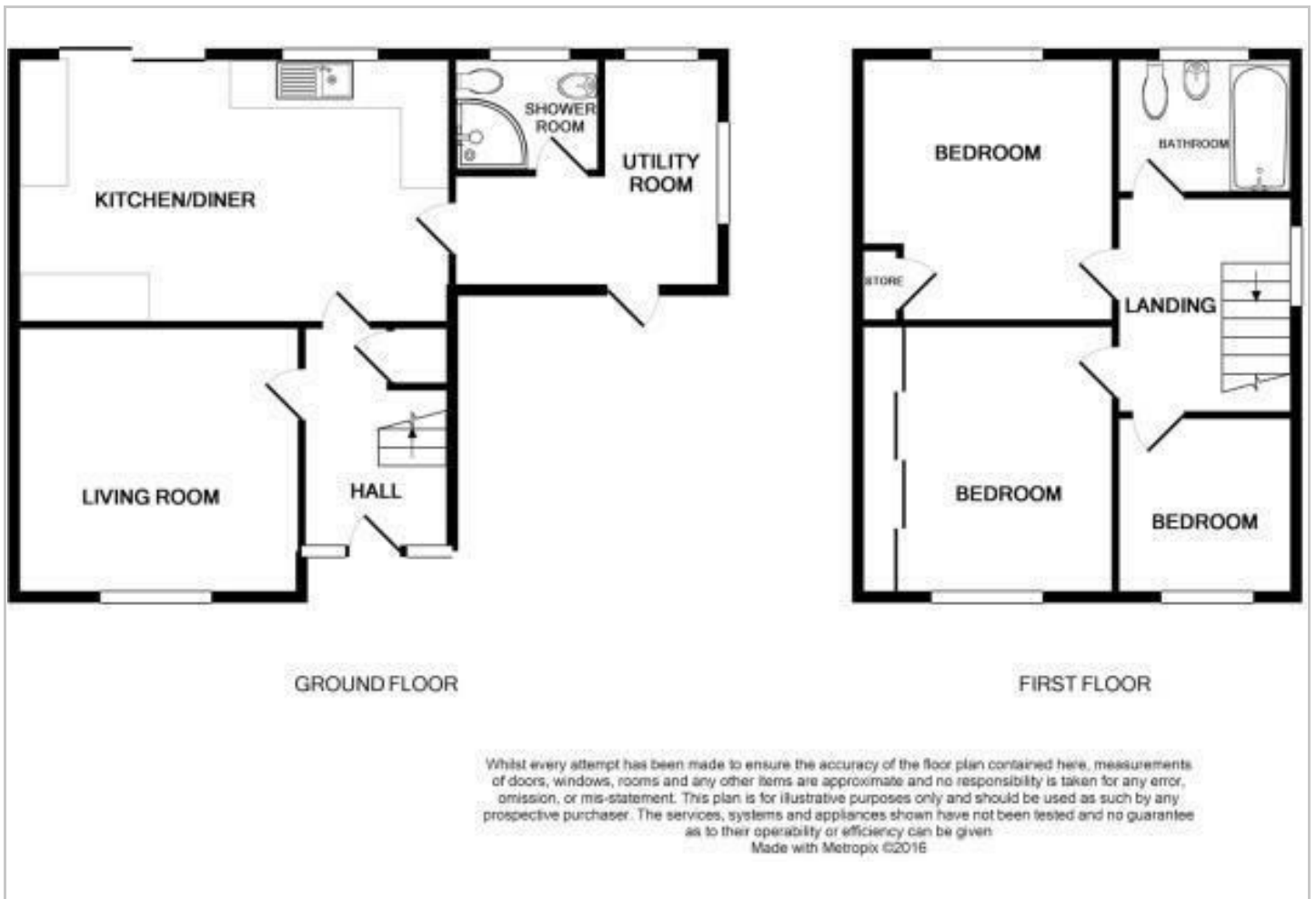
## Hybrid Map



## Terrain Map



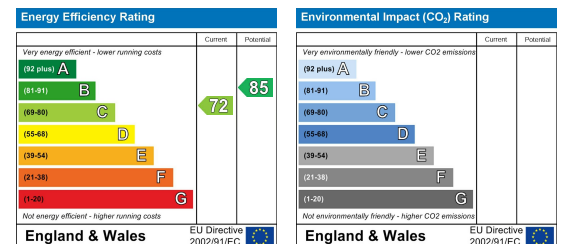
## Floor Plan



## 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.