

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## North Street

Downend, Bristol, BS16 5SE

£180,000



Council Tax:



# 69a North Street

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£180,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this ground floor flat which is located close to amenities and conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

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

In our opinion this property would ideally suit a first time buyer, investor or for those seeking an easier to manage environment,

The accommodation comprises an open plan living/kitchen area, two bedrooms and a bathroom.

The open plan living area creates a super social zone. The kitchen is fitted with a range of wall and base units and incorporates an integral electric oven with four ring induction hob, cooker hood, larder fridge and washing machine, whilst the lounge area has a bay window to the front and a feature fireplace housing an electric fire. There is one double bedroom and one single bedroom which could also be an office for those requiring a home work space.

The bathroom has a white three piece suite and also has an over bath shower system.

Additional benefits include; a security alarm system, uPVC double glazed windows and gas central heating which is supplied by a Worcester boiler.

An internal viewing appointment is highly recommended.

## ENTRANCE

Via an opaque uPVC double glazed door, leading into an open plan kitchen/living room.

## KITCHEN/LIVING ROOM

19'11" x 13'7" (6.07m x 4.14m)

## LIVING AREA

uPVC double glazed bay window to front, coved ceiling, fireplace housing a stainless steel electric fire, TV aerial point, two radiators, laminate floor, door leading into inner hall.

## KITCHEN AREA

Coved ceiling, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral stainless steel electric oven with four ring induction hob and stainless steel cooker hood over, washing machine, larder fridge, space for an under the counter fridge and freezer, roll edged work surface, security alarm control panel, laminate floor.

## INNER HALL

Coved ceiling, laminate floor, doors leading into both bedrooms and bathroom.

## BEDROOM ONE

11'9" x 8'4" (3.58m x 2.54m)

uPVC double glazed window to rear, coved ceiling, TV aerial point, telephone point, radiator.

## BEDROOM TWO

10'4" x 6'2" (3.15m x 1.88m)

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

## BATHROOM

5'7" x 5'3" (1.70m x 1.60m)

Coved ceiling, white suite comprising; W.C. wash hand basin, panelled bath with chrome mixer tap, chrome over bath shower system and side splash screen, tiled splash backs, chrome heated towel rail, light activated extractor fan.

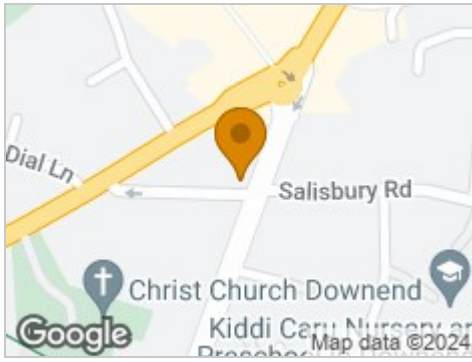
## OUTSIDE

### FRONT

A low maintenance communal area laid to loose pebbles, pathway leading to main entrance.



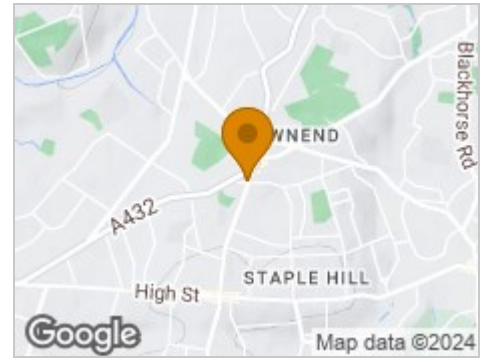
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

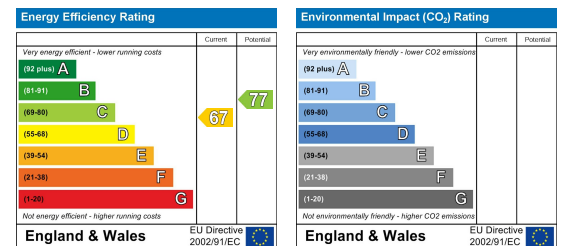


TOTAL APPROX. FLOOR AREA 43.9 SQ.M. (472 SQ.FT.)  
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## Viewing

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.