

# HUNTERS<sup>®</sup>

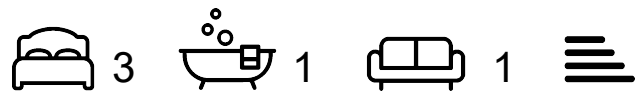
HERE TO GET *you* THERE



## Crossman Avenue

Winterbourne, Bristol, BS36 1ED

£420,000



Council Tax: D



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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this fantastic investment opportunity of purchasing a 3 bedroom semi-detached family home with large corner plot that has outline planning granted (Ref: P23/02974/O) for a 2 bedroom detached house. The property itself comprises: entrance hall, lounge with wood burner, dining room, fitted kitchen with oak units, 3 generous size bedrooms and bathroom with over bath shower. Externally the property has good size front, rear and side gardens, garage and driveway. The property would suit both an investor or a growing family with scope to extend.

## ENTRANCE HALLWAY

Opaque UPVC double glazed door from side of property, UPVC double glazed window to front, double radiator, under stair storage cupboard, stairs rising to first floor, 2 wall lights, doors leading to lounge and kitchen.

## LOUNGE

15'3" x 11'5" (4.65m x 3.48m)

UPVC double glazed window to front, radiator, Oak effect laminate floor, open feature fireplace with wood mantel and wood burner inset, tiled hearth, double doors leading through to dining room.

## DINING ROOM

10'9" x 8'4" (3.28m x 2.54m)

Double radiator, wood effect laminate floor, UPVC double glazed patio doors leading out to rear garden, doorway leading through to kitchen.

## KITCHEN

12'8" x 9'6" (3.86m x 2.90m)

Dual aspect UPVC double glazed windows to rear and side, Oak wall and base units, laminate work tops incorporating a single ceramic sink bowl unit with mixer tap, tiled splash backs, LED downlighters, under unit lighting, space for range oven, extractor fan hood, integrated washing machine, UPVC recess space for fridge freezer, tiled effect laminate floor, opaque UPVC double glazed door leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

UPVC double glazed window to side, loft hatch, doors leading to bedrooms and bathroom.

### BEDROOM ONE

16'5" x 9'11" (5.00m x 3.02m)

UPVC double glazed window to front, stripped and varnished floor boards, radiator.

### BEDROOM TWO

11'8" x 10'11" (3.56m x 3.33m)

UPVC double glazed window to rear, radiator, wood effect laminate floor, built in wardrobes, built in airing cupboard housing hot water tank.

### BEDROOM THREE

10'8" x 8'1" (3.25m x 2.46m)

UPVC double glazed window to front, radiator.

### BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with over bath shower, glass shower screen, close coupled W.C,

pedestal wash hand basin, heated towel rail, LED downlighters, extractor fan.

Single detached, double door access, power and light, positioned to back of garden.

## OUTSIDE:

### REAR GARDEN

Laid to lawn, area laid to stone chippings, fishpond, plant and shrub borders, water tap, side gated access, security lights to back and side of house, courtesy door to garage, enclosed by boundary fencing.

### SIDE GARDEN

Large corner plot garden with outline planning consent for a 2 bedroom detached house, plant and shrub borders, raised rockery, variety of trees, raised sleeper planting beds, enclosed by boundary fencing.

### FRONT GARDEN

Laid to stone chippings, raised plant/shrub borders, enclosed by boundary wall.

### DRIVEWAY

Off street parking for 2 cars, with double gated to further hardstanding space providing additional off street parking.

### GARAGE



## Road Map



## Hybrid Map



## Terrain Map



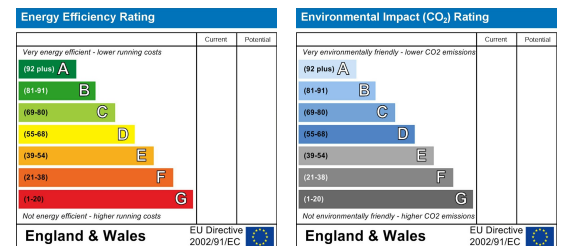
## Floor Plan



## 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.