

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Westbourne Road

Downend, Bristol, BS16 6RS

£350,000



Council Tax: D



# 9 Westbourne Road

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£350,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no chain this semi-detached home in need of updating. Located within a popular location which is conveniently positioned close to local amenities that include several schools, parks, Doctors, Dentist and bus stops. Downend High street is a short walk way with it's array of shops, coffee shops and restaurants.

The property offers spacious accommodation that comprises: entrance hallway, lounge, dining room and kitchen. To the first floor can be found 3 generous size bedrooms and bathroom. Externally there are good size lawn front and rear gardens, driveway providing ample off street parking and garage.

## ENTRANCE HALLWAY

Via an opaque double glazed door, under stair storage cupboard housing gas and electric meters, stairs rising to first floor, doors leading to lounge and kitchen.

## LOUNGE

15'5" x 12'6" (4.70m x 3.81m)  
UPVC double glazed window to front, double radiator, gas fire with back boiler supplying gas central heating and hot water, archway leading through to dining room.

## DINING ROOM

12'0" x 8'5" (3.66m x 2.57m)  
UPVC double glazed patio doors leading out to rear garden, radiator, sliding door to kitchen.

## KITCHEN

12'0" x 10'6" (3.66m x 3.20m)  
UPVC double glazed window to rear, radiator, range of fitted wall and base units, 1 1/2 stainless steel sink bowl unit with mixer tap, electric cooker point, tiled splash backs, radiator, built in larder cupboard, space and plumbing for washing machine, space for under counter fridge, UPVC opaque double glazed door leading out to side of property.

## FIRST FLOOR ACCOMMODATION:

### LANDING

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

### BEDROOM ONE

15'4" x 12'0" (4.67m x 3.66m)  
UPVC double glazed window to rear, radiator.

### BEDROOM TWO

11'11" x 11'11" (3.63m x 3.63m)  
UPVC double glazed window to rear, radiator.

### BEDROOM THREE

10'5" x 8'5" (3.18m x 2.57m)  
UPVC double glazed window to front, radiator.

### BATHROOM

Opaque UPVC double glazed window to rear, coloured suite comprising: panelled bath, low level WC, pedestal wash hand basin, part tiled walls, heated towel radiator.

## OUTSIDE:

### REAR GARDEN

Patio leading down to a good size lawn, plant/shrub

borders, courtesy door to garage, door to outshed (attached to back of garage), water tap, side access, enclosed by boundary fencing.

### FRONT GARDEN

Laid to lawn, plant and shrub borders, enclosed by boundary fencing.

### DRIVEWAY

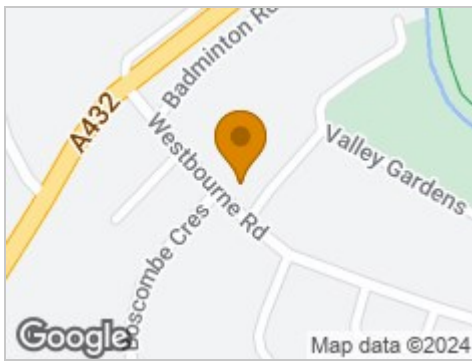
Double gated access, large driveway to front and leading down side of property providing off street parking for several vehicles, leading up to garage.

### GARAGE

Single detached, up and over door.



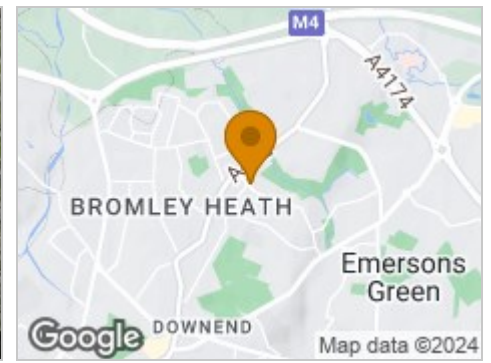
## Road Map



## Hybrid Map



## Terrain Map



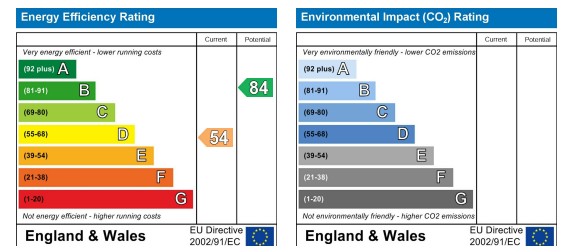
## Floor Plan



## 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.