

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Long Close

Downend, Bristol, BS16 2UE

£325,000



Council Tax: D



# 7 Long Close

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this detached 3 bedroom house which is located within a quiet road in the popular area of Downend. The property is conveniently located within walking distance of Downend High street and shops as well as several schools whilst being only a short walk to the picturesque Frenchay Village and river walks.

The accommodation comprises in brief: entrance hall, lounge, modern fitted kitchen with built in oven and hob and an integrated dishwasher. To the first floor can be found 3 bedrooms and a modern bathroom with over bath shower. Externally the property has low maintenance front and rear gardens laid to artificial lawns, brick paved driveway providing ample off street parking and garage.

## ENTRANCE HALLWAY

Entry via an opaque UPVC double glazed door, radiator, stairs rising to first floor accommodation, door to lounge.

## LOUNGE

13'0" x 11'6" (3.96m x 3.51m)

UPVC double glazed bay window to front, coved ceiling, double radiator, feature brick fireplace with electric fire inset.

## KITCHEN/DINER

14'8" x 9'10" (4.47m x 3.00m)

UPVC double glazed window to rear, cream wall and base units, single stainless steel sink bowl unit, granite effect laminate work top, built in stainless steel electric oven and induction hob, extractor fan hood, glass cooker splash back, integrated dishwasher, integrated fridge and freezer, space for

washing machine, under unit lighting, wall cupboard housing Worcester boiler, built in storage cupboard, oak effect laminate floor, UPVC double glazed door leading out to side of property, UPVC double glazed French doors leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Opaque UPVC double glazed window to side, built in airing cupboard housing hot water tank, loft hatch, doors to bedrooms and bathroom.

### BEDROOM ONE

14'3" (max) x 8'7" (4.34m (max) x 2.62m)

Two UPVC double glazed windows to front, coved ceiling, radiator, fitted wardrobes with matching over bed cupboards, built in mirror fronted wardrobes.

### BEDROOM TWO

8'5" x 7'11" (2.57m x 2.41m)

UPVC double glazed window to rear, radiator, built in cupboard.

### BEDROOM THREE

7'11" x 6'0" (2.41m x 1.83m)

UPVC double glazed window to rear, radiator, built in cupboard.

### BATHROOM

Opaque UPVC double glazed window to side, white modern suite comprising: twin gripped panelled bath with mains controlled shower over, glass shower screen, pedestal wash hand basin, close coupled WC, tiled walls, radiator, shaver point.

### OUTSIDE:

## REAR GARDEN

Patio with matching pathway leading to an artificial lawn, raised plant and shrub border, courtesy door to garage, side gated access, enclosed by boundary fencing.

## FRONT GARDEN

Laid to artificial lawn, plant/shrub borders.

## DRIVEWAY

Brick paved driveway to front and side providing off street parking for 3 cars leading up to garage.

## GARAGE

Single detached with up and over door, power and light.



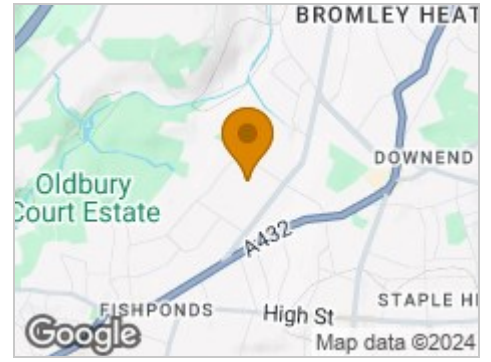
### Road Map



### Hybrid Map



### Terrain Map



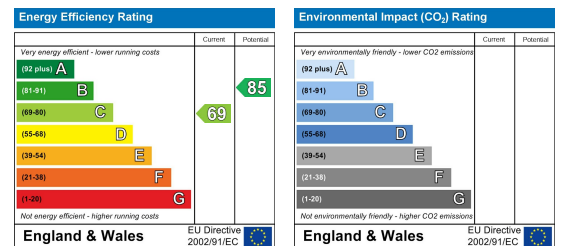
### Floor Plan



### 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.