

# HUNTERS<sup>®</sup>

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## Old Gloucester Road

Frenchay, Bristol, BS16 1QR

£585,000



Council Tax: E



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this fantastic semi-detached property offering a secluded position in the sought after area of Frenchay. Located a short walk to Frenchay Common and Village with it's lovely river walks whilst offering excellent transport links both in and out of Bristol. The property has been extended to create a spacious family home which comprises to the ground floor: entrance hallway, cloakroom, lounge, 20ft living room/family room with 2 sets of French doors leading out to garden and a kitchen/diner with a stylish Howdens fitted kitchen with solid oak work tops. To the first floor can be found 3 double bedrooms and a generous size single bedroom which would make an ideal study. Externally there is a superb large corner plot garden laid to lawn and brick paved patio, storage garage which has potential to be a garden office or gym and parking area to front which provides 2 off street parking spaces for the house.

An internal viewing comes highly recommended to fully appreciate all this wonderful home has to offer.

## ENTRANCE

Opaque UPVC door, UPVC double glazed window to front, picture rail, dado rail, decorative tiled floor, wall cupboard housing electric meter, radiator, under stair storage cupboard, stairs rising to first floor, doors leading to lounge and living room.

## LOUNGE

12'11" x 11'11" (3.94m x 3.63m)

UPVC double glazed window to front, oak effect laminate floor, halogen downlighters, radiator, wall mounted electric fire.

## FAMILY ROOM

20'4" (max) x 15'1" (6.20m (max) x 4.60m)

Halogen downlighters, vertical radiator, double radiator, wall mounted electric fire, 2 UPVC double glazed French doors leading out to rear garden, doors to cloakroom and kitchen.

## CLOAKROOM

Opaque UPVC double glazed window to rear, close coupled W.C, wash hand basin, tiled splash backs, radiator, oak effect laminate floor.

## KITCHEN/DINER

18'5" x 13'1" (5.61m x 3.99m)

Two UPVC double glazed windows to front and rear, Howdens fitted kitchen with solid oak work tops, Belfast style sink with mixer tap, built in stainless steel Neff electric double oven and gas hob, stainless steel extractor fan hood, tiled splash backs, space and plumbing for washing machine and dishwasher, LED downlighters, tiled floor, double radiator, UPVC double glazed door to side leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch with pull down ladder (loft fully boarded with light), spindled balustrade, picture rail, airing cupboard housing Worcester combination boiler, doors to bedrooms and bathroom.

### BEDROOM ONE

18'6" x 13'1" (5.64m x 3.99m)

UPVC double glazed window to front and rear, opaque UPVC double glazed window to side, range of fitted wardrobes with matching drawers, coved ceiling, double radiator, door to en-suite.

### EN-SUITE

Vanity unit with wash hand basin inset, concealed W.C, corner shower enclosure housing electric shower system, heated towel radiator, tiled walls and floor, coved ceiling, extractor fan.

### BEDROOM TWO

11'10" x 11'2" (3.61m x 3.40m)

UPVC double glazed window to front, radiator, fitted wardrobes with sliding door fronts, picture rail, radiator,

### BEDROOM THREE

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

UPVC double glazed window to rear, radiator.

### BEDROOM FOUR

UPVC double glazed window to front, radiator, picture rail, built in cupboard.

### BATHROOM

Two opaque UPVC double glazed windows to rear, panelled bath with tap/shower attachment, glass shower screen, pedestal wash hand basin, close coupled W.C, chrome heated towel radiator, tiled floor and walls, halogen downlighters.

### OUTSIDE;

### REAR GARDEN

Large corner plot garden, large well tended lawn, with full width brick paved patio, plant and shrub borders, water tap, outside light, security light, side gated access, 2 courtesy doors to garage, garden enclosed by boundary fence and hedgerow.

### GARAGE (storage only)

Detached storage garage located to rear garden, power and light, double glazed window to side.

### FRONT GARDEN

Laid to stone chippings, brick paved pathway to entrance, enclosed by boundary fence and hedgerow.

### PARKING

Area to front of property providing off street parking space for 2 cars.



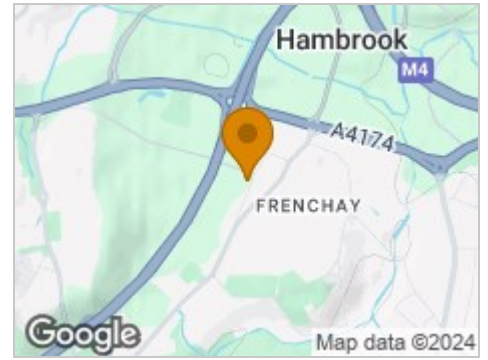
## Road Map



## Hybrid Map



## Terrain Map



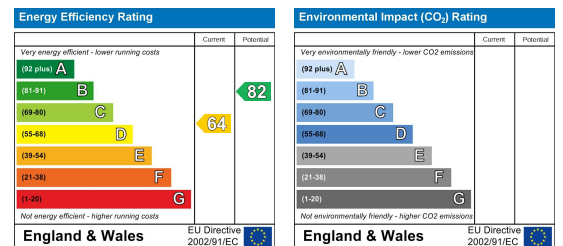
## Floor Plan



## 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.