

HUNTERS[®]

HERE TO GET *you* THERE



Salisbury Road

Downend, Bristol, BS16 5RP

£425,000



Council Tax: C



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DESCRIPTION

Located within the popular Salisbury Road in Downend this attractive 1930's style end of terrace family home which is conveniently positioned, a short walk to Downend High street and it's array of shops, coffee shops and restaurants, whilst being close to several of the areas popular schools and Page Park.

The property has been much improved by its current owners having refurbishment throughout whilst retaining many period style features.

The spacious living accommodation comprises in brief to the ground floor: entrance hallway, cloakroom, open plan 25ft lounge/diner with bay window and fitted shutters, along with period style fireplaces and French doors leading out to garden, contemporary fitted kitchen with Quartz work tops and integrated appliances To the first floor can be found 3 generous size bedrooms, the master of which has an en-suite shower room and a modern fitted bathroom with over bath shower.

The property further benefits from having: double glazing, gas central heating, a large mature rear garden, driveway to the front with electric car charger and garage to rear.

ENTRANCE VESTIBULE

Stained glass door with matching transom, stripped floorboards, picture rail, hardwood glazed door to hallway.

HALLWAY

Period style radiator, stripped floorboards, picture rail, under stair storage cupboard, LED downlighters, stairs rising to first floor, doors leading to: cloakroom, lounge/diner and kitchen.

CLOAKROOM

Positioned under stairs, vanity unit with wash hand basin inset, close coupled W.C, exposed brick wall, gas meter, vinyl flooring.

LOUNGE/DINER

25'6" x 12'9" (max) (7.77m x 3.89m (max))

LOUNGE

UPVC double glazed bay window to front with fitted wood shutters, period style radiator, open feature fireplace with slate hearth and wood mantel, wood burner inset, stripped floorboards.

DINING ROOM

Coved ceiling, cast iron feature period style fireplace, wood mantel, stripped floorboards, UPVC double glazed French doors leading out to rear garden.

KITCHEN

14'5" x 8'9" (4.39m x 2.67m)

UPVC double glazed window to side and rear, range of Navy matt wall and base units with Quartz work tops and matching upstands, space for range oven, extractor fan hood, integrated Bosch tall fridge and freezer, Belfast style sink with mixer tap, tiled splash backs, integrated washing machine and dishwasher, LED downlighters, tiled floor, vertical radiator, UPVC double glazed door to side leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch with pull down loft ladder (loft partly boarded), LED downlighters, stripped floorboards,

spindled balustrade, built in storage cupboard, doors leading to bedrooms and bathroom.

BEDROOM ONE

13'10" x 11'6" (4.22m x 3.51m)

UPVC double glazed window to front, picture rail, period style radiator, feature period style cast iron fireplace, built in wardrobe with shelving, door to en-suite.

EN-SUITE

UPVC double glazed window to front with stained glass transom, close coupled W.C, vanity unit with wash hand basin inset, shower enclosure housing a mains controlled shower with drench head, tiled effect laminate floor, heated towel radiator, LED downlighters, part tiled walls.

BEDROOM TWO

11'5" x 10'3" (3.48m x 3.12m)

UPVC double glazed window to rear, coved ceiling, picture rail, period style radiator,

BEDROOM THREE

8'9" x 8'3" (2.67m x 2.51m)

UPVC double glazed window to rear, loft hatch, radiator.

BATHROOM

Opaque UPVC double glazed window to side, panelled bath with mains controlled shower over, glass shower screen, vanity unit with wash hand basin inset, close coupled W.C, chrome heated towel radiator, LED downlighters, part tiled walls, tiled floor.

OUTSIDE:

REAR GARDEN

Large mature garden laid mainly to lawn, shrub borders, side gated access, gated access to back of garden to garage and hardstanding, enclosed by boundary fencing.

GARAGE

20'2" x 10'10" (6.15m x 3.30m)

Double door access, rear vehicle lane access with secure gated access.

HARDSTANDING

To side of garge providing additional off street parking space.

DRIVEWAY

Laid to stone chippings providing off street parking for 2/3 cars, electric car charger.



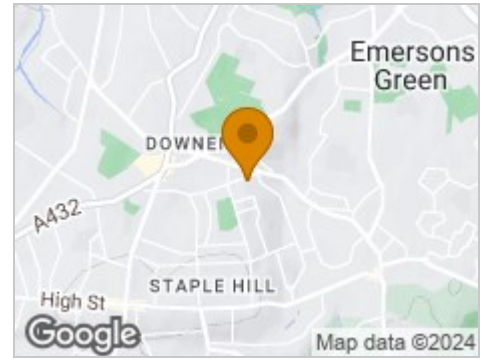
Road Map



Hybrid Map



Terrain Map



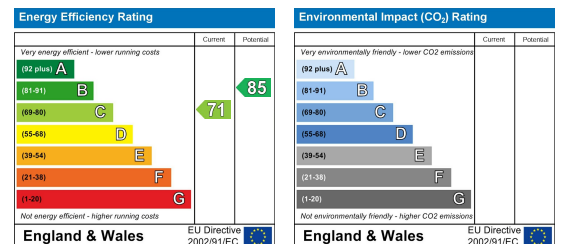
Floor Plan



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.