

HUNTERS[®]

HERE TO GET *you* THERE



Downend Road

Downend, Bristol, BS16 5UF

£375,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this beautifully presented double bay fronted Victorian terrace with many period style features throughout. Conveniently located, positioned in the heart of Downend village, a short walk to the High street with it's array of shops, coffee shops and restaurants. The spacious living accommodation comprises: entrance vestibule, entrance hallway, lounge and dining rooms with feature fireplaces, kitchen/breakfast room with bi-folding doors out to garden. To the first floor can be found 3 generous size bedrooms and a bathroom with over bath shower. The property further benefits from having double glazing, gas central heating and a low maintenance rear garden laid to artificial lawn and brick paved patio. An internal viewing comes highly recommended on this lovely home.

ENTRANCE VESTIBULE

Access via a hardwood opaque glazed door with stained glass transom, coved/cornice ceiling, wall mounted gas and electric meters, hardwood opaque glazed door to hallway.

HALLWAY

Coved/cornice ceiling, picture rail, double radiator, Karndean wood effect floor, under stair storage cupboard, stairs rising to first floor, doors leading to dining room and kitchen.

LOUNGE

12'7" x 12'1" (into bay) (3.84m x 3.68m (into bay))
UPVC double glazed bay window to front, coved/cornice ceiling, double radiator, TV point, cast iron period style open working fireplace, wood mantel and slate hearth, opening leading to dining room.

DINING ROOM

12'1" x 10'7" (3.68m x 3.23m)

UPVC double glazed window to rear, open feature fireplace.

KITCHEN/BREAKFAST ROOM

18'9" x 9'7" (5.72m x 2.92m)

UPVC double glazed window to side, range of fitted wall and base units, laminate work top incorporating one and a half stainless steel sink bowl unit with mixer tap, built in Hotpoint stainless steel electric oven and gas hob, extractor fan hood, tiled splash backs, space for washing machine and dishwasher, space for fridge freezer, vertical radiator, tiled floor, double glazed bi-folding doors out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Spindled balustrade, loft hatch with pull down ladder (loft partly boarded with light), picture rail, doors to bedrooms and bathroom.

BEDROOM ONE

15'9" (max) x 12'2" (into bay) (4.80m (max) x 3.71m (into bay))

UPVC double glazed window and bay window to front, period style radiator, built in wardrobe with drawers and over head cupboards, cast iron period style open working fireplace.

BEDROOM TWO

12'1" x 10'7" (3.68m x 3.23m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

10'5" x 9'8" (3.18m x 2.95m)

UPVC double glazed window to rear, double radiator.

BATHROOM

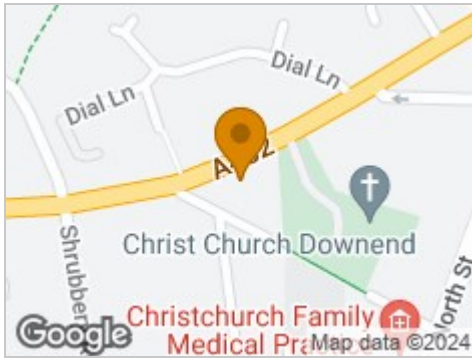
Opaque UPVC double glazed window to side, shower bath with electric Mira shower over, wall mounted wash hand basin, close coupled W.C, tiled walls, chrome heated towel rail, tiled floor.

OUTSIDE:

REAR GARDEN



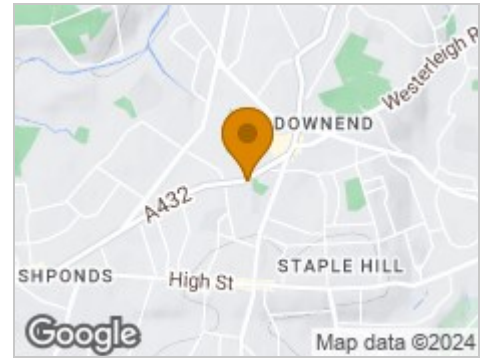
Road Map



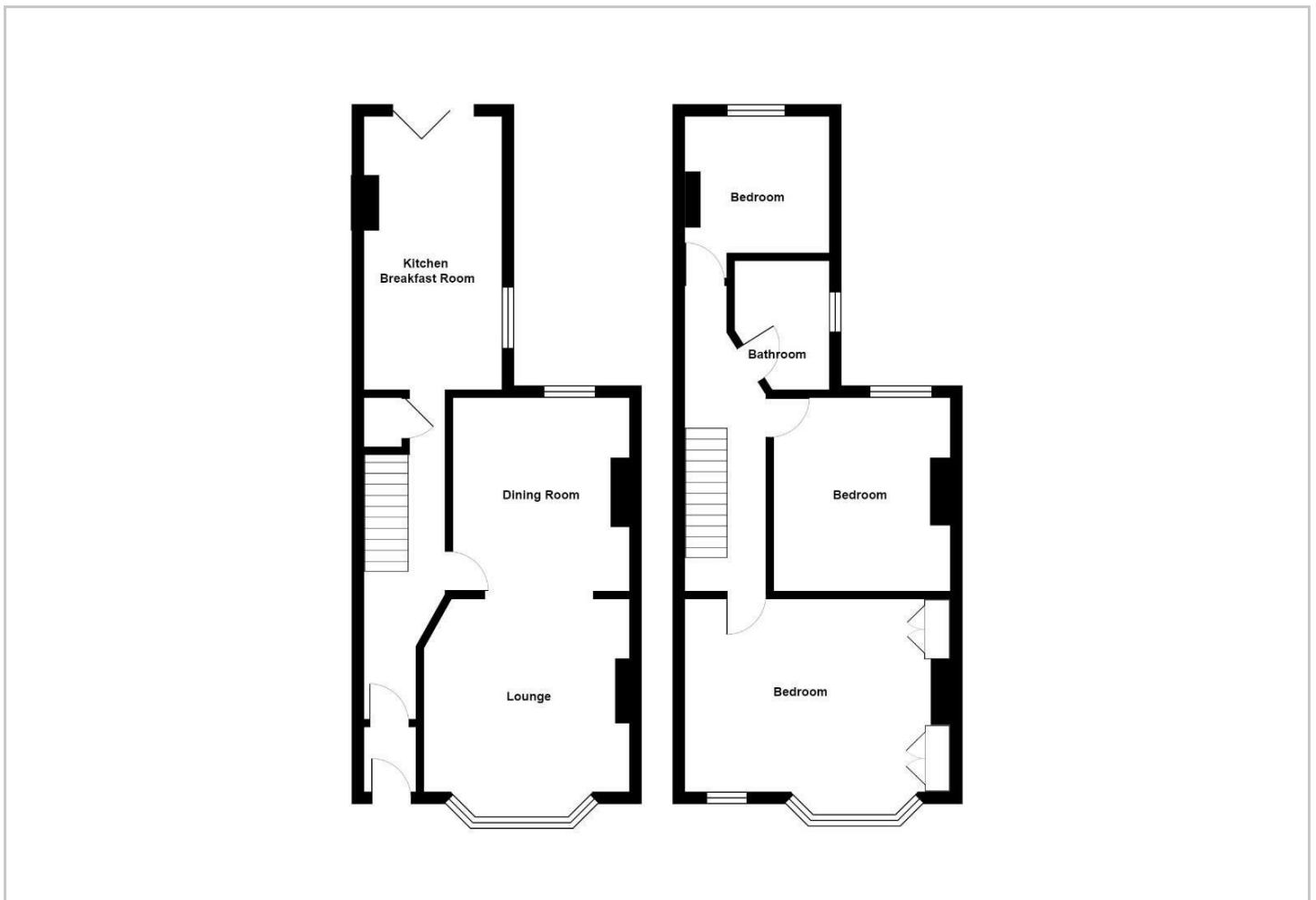
Hybrid Map



Terrain Map



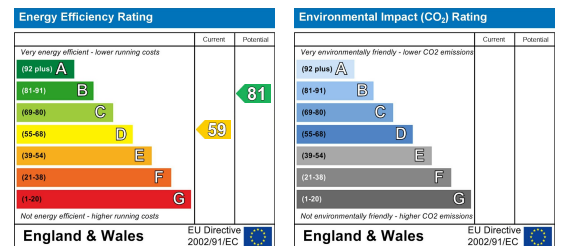
Floor Plan



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.