

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Westbourne Road

Downend, BS16 6RX

£400,000



Council Tax:



# 14 Westbourne Road

Downend, BS16 6RX

£400,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this semi-detached property which is offered for sale with no onward chain. The property is conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being located within easy reach of the amenities of both Downend and Emersons Green and for many popular schools.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, libraries, doctors surgeries and dental practices.

The accommodation comprises to the ground floor; entrance hall, cloakroom, a lounge with double doors leading into a separate dining room and a kitchen. To the first floor there is a bathroom with a Mira Sport over bath shower system and three bedrooms.

Additional benefits include; gas central heating, uPVC double glazed windows, mainly laid to lawn front, side and rear gardens, a garage and off street parking.

An internal viewing appointment is highly recommended.

## ENTRANCE

Via an opaque and leaded uPVC double glazed door leading into entrance hall.

## ENTRANCE HALL

Radiator, doors leading into lounge, kitchen and cloakroom and stairs leading to first floor accommodation.

## CLOAKROOM

Opaque and leaded uPVC double glazed window to side, white suite comprising; W.C. and wash hand basin with chrome mixer tap, tiled splash backs.

## LOUNGE

15'4" x 12'9" (4.67m x 3.89m)

uPVC double glazed window to front, stone built fireplace housing an electric coal and flame effect fire, TV aerial point, radiator, double doors leading into dining room.

## DINING ROOM

11'9" x 8'7" (3.58m x 2.62m)

uPVC double glazed window to rear, radiator, sliding door leading into kitchen.

## KITCHEN/BREAKFAST ROOM

10'9" x 10'4" (3.28m x 3.15m)

uPVC double glazed window to side, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units, roll edged work surface, gas cooker point, plumbing for washing machine, space for a tall fridge freezer, under stairs storage cupboard, radiator, opaque uPVC double glazed panelled door leading into rear garden.

## FIRST FLOOR ACCOMMODATION

## LANDING

uPVC double glazed window to side, radiator, doors leading into all first floor rooms.

## BEDROOM ONE

15'5" x 11'0" (4.70m x 3.35m)

uPVC double glazed window to front, radiator.

## BEDROOM TWO

12'4" (widest point) x 11'9" (3.76m (widest point) x 3.58m)

uPVC double glazed window to rear, loft access,

cupboard housing a oiler supplying gas central heating and domestic hot water, radiator.

### BEDROOM THREE

9'9" x 8'8" (2.97m x 2.64m)

uPVC double glazed window to front, radiator.

### BATHROOM

7'2" x 6'8" (2.18m x 2.03m)

Dual aspect opaque uPVC double glazed windows, suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap with a Mira Sport over bath shower system, tiled walls, radiator.

### OUTSIDE

#### FRONT GARDEN

Area laid to lawn with herbaceous borders displaying small tree and shrubs, low level boundary wall, path leading to main entrance and gate providing side pedestrian access.

#### REAR AND SIDE GARDENS

Mainly laid to lawn and paved patio with a variety of various established herbaceous borders, timber framed garden shed, water tap, garden surrounded

by wooden fencing and boundary wall, wooden gate proving rear pedestrian access leading to garage and off street parking.

### GARAGE

20'0" x 10'0" (6.10m x 3.05m )

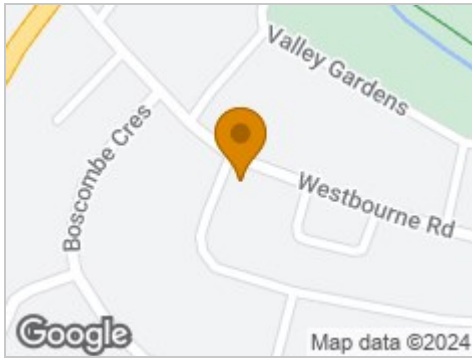
Metal up and over door, window to side.

### OFF STREET PARKING

An area located in front of the garage providing off street parking.



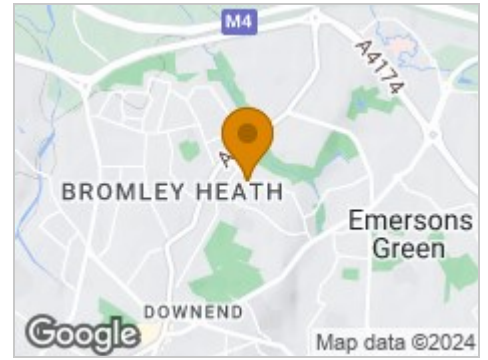
## Road Map



## Hybrid Map



## Terrain Map



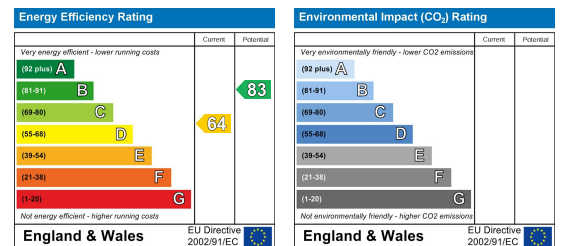
## Floor Plan



## 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.