

HUNTERS®

HERE TO GET *you* THERE



Northcote Road

Downend, Bristol, BS16 6AT

£395,000



Council Tax:



149 Northcote Road

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£395,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this semi-detached family home which is located conveniently for the amenities of Downend, for many schools and for access onto the Avon ring road and Bristol cycle path.

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

The popular and much improved Page Park is also situated within easy walking distance from the property and provides excellent outdoor recreational space for people of all ages to enjoy.

The accommodation comprises to the ground floor; entrance hall, lounge with a gas coal and flame effect fire, a kitchen with an integral oven and hob and a uPVC double glazed conservatory. To the first floor there is a bathroom with an over bath shower system and three bedrooms. The master bedroom and bedroom two have the benefits of having fitted wardrobes.

Additional benefit include; a single sized garage, ample off street parking spaces to the front and the side of the property for several cars, gas central heating which is supplied by a modern Worcester boiler and uPVC double glazed windows.

To the rear of the property is a well maintained and cared for garden which is stocked with an array of established flowers, shrubs and trees.

We would wholeheartedly recommend an early internal viewing to avoid any disappointment .

ENTRANCE

Via a part opaque and leaded glazed uPVC door, leading into entrance hall.

ENTRANCE HALL

Opaque uPVC double glazed window to side, under stairs storage cupboard, telephone point, stairs leading to first floor and doors leading into lounge and kitchen.

LOUNGE

14'10" x 13'3" (4.52m x 4.04m)

uPVC double glazed bay window and uPVC double glazed window to front, ceiling rose, coved ceiling, fireplace housing a gas coal and flame effect fire, TV aerial point, radiator.

KITCHEN

10'1" x 9'8" (3.07m x 2.95m)

uPVC double glazed window to rear, white one and a half bowl sink drainer with mixer tap and tiled splash backs, a range of fitted wall and base units incorporating a Whirlpool electric oven and four ring gas hob with extractor fan over, space for a tall fridge freezer, plumbing for washing machine, plumbing for dishwasher, roll edged work surface, larder, radiator, access into conservatory.

CONSERVATORY

11'5" x 10'8" (3.48m x 3.25m)

uPVC and dwarf wall construction, polycarbonate roof, two radiators, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to rear, loft access, doors leading into all first floor rooms.

BEDROOM ONE

13'0" 8'3" (3.96m 2.51m)

uPVC double glazed window to front, fitted sliding mirror fronted wardrobe, radiator.

BEDROOM TWO

10'10" x 6'10" (3.30m x 2.08m)

uPVC double glazed window to rear, fitted sliding mirror fronted wardrobe, radiator.

BEDROOM THREE

10'3" x 6'6" (3.12m x 1.98m)

uPVC double glazed window to front, modern Worcester boiler supplying gas central heating and domestic hot water, radiator.

BATHROOM

Opaque uPVC double glazed window to side, classic white suite comprising; W.C. wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and chrome over bath shower system and fold out shower screen, tiled walls, radiator.

OUTSIDE

FRONT

A small area displaying a variety of various established shrubs, hardstanding and driveway providing several off street parking spaces, water tap.

GARAGE

Single sized detached garage with a metal up and over door and courtesy door leading into rear garden.

REAR GARDEN

A paved pathway dividing two established areas displaying a variety of various flowers, shrubs and fruit trees, a wooden decking located behind the garage and a timber framed garden shed situated to the rear, garden surrounded by a wooden fence with wooden gate providing pedestrian access.



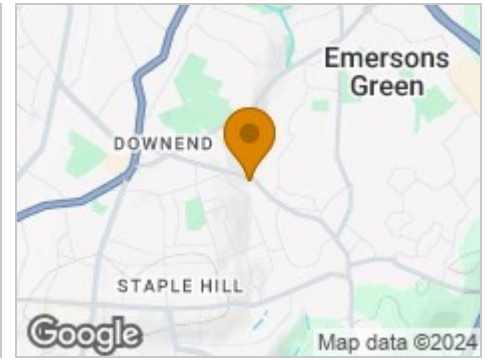
Road Map



Hybrid Map



Terrain Map



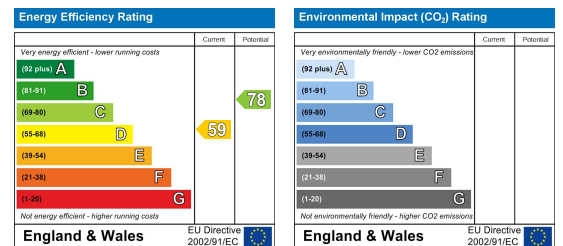
Floor Plan



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.