

# HUNTERS<sup>®</sup>

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## Berkeley Close

Downend, Bristol, BS16 6UL

£279,995



Council Tax: B



# 28 Berkeley Close

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this middle terrace house which is located in a quiet cul-de-sac position conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being ideally positioned for the amenities of both Downend and Emersons Green. These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dentists.

Although the property requires some modernisation it still represents an ideal first time purchase or investment opportunity.

The accommodation comprises to the ground floor; entrance hall, lounge/diner, kitchen, utility room and to the first floor there are three bedrooms, shower room and a separate W.C.

Additional benefits include UPVC double glazed windows and gas central heating, whilst externally there is a good sized established garden which is laid to lawn and patio and a secure gated access nearby for local residents. We would recommend an internal viewing appointment.

## ENTRANCE HALLWAY

Access via a UPVC double glazed door, opaque UPVC double glazed window to front, radiator, telephone point, under stair recess, stairs rising to first floor, door leading to kitchen.

## KITCHEN

9'11" x 8'10" (3.02m x 2.69m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top, tiled splash

backs, 1 1/2 stainless steel sink bowl unit with mixer tap, space for cooker (electric cooker point), opaque double glazed door leading out to rear garden, doors to lounge/diner and utility.

## UTILITY

6'11" x 9'2" (2.11m x 2.79m)

Cupboard housing gas and electric meters, range of fitted wall and base units, space for fridge freezer and tumble dryer, opaque double glazed door outer lobby with additional UPVC double glazed door leading out to front garden.

## LOUNGE/DINER

13'9" x 18'4" (4.19m x 5.59m)

Dual aspect UPVC double glazed windows to front and side, marble effect feature fireplace with gas fire inset, back boiler supplying gas central heating, 2 radiators.

## FIRST FLOOR ACCOMMODATION:

### LANDING

UPVC double glazed window to rear, built in cupboard doors to bedrooms, bathroom and W.C.

### BEDROOM ONE

10'2" x 12'4" (3.10m x 3.76m)

UPVC double glazed window to front, radiator, built in cupboard with shelving and hanging rail, loft hatch.

### BEDROOM TWO

11'5" x 9'2" (3.48m x 2.79m)

UPVC double glazed window to front, radiator.

### BEDROOM THREE

8'9" x 8'6" (2.67m x 2.59m)

UPVC double glazed window to rear, radiator, built in airing cupboard housing hot water tank,

## SHOWER ROOM

Opaque UPVC double glazed window to rear, glass shower enclosure housing mains controlled shower system, wash hand basin, tiled walls, radiator.

## SEPARATE W.C

Opaque UPVC double glazed window to rear, low level W.C.

## OUTSIDE:

### REAR GARDEN

Pathway with lawn either side leading to a patio to back of garden, water tap, timber framed shed, plant/shrub borders, enclosed by boundary wall and fence.

### FRONT GARDEN

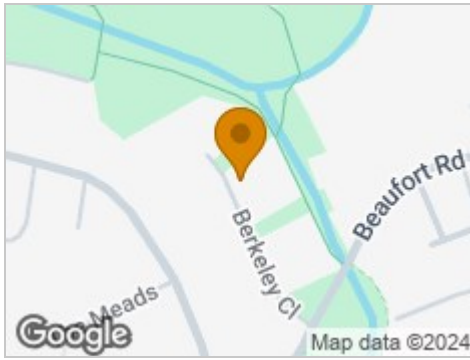
Tiered garden laid to stone chippings, plant/shrub borders, pathway to entrance.

### COMMUNAL PARKING

There is a communal parking area, owned by the local council which offers secure gated access for local residents in near proximity to house.



## Road Map



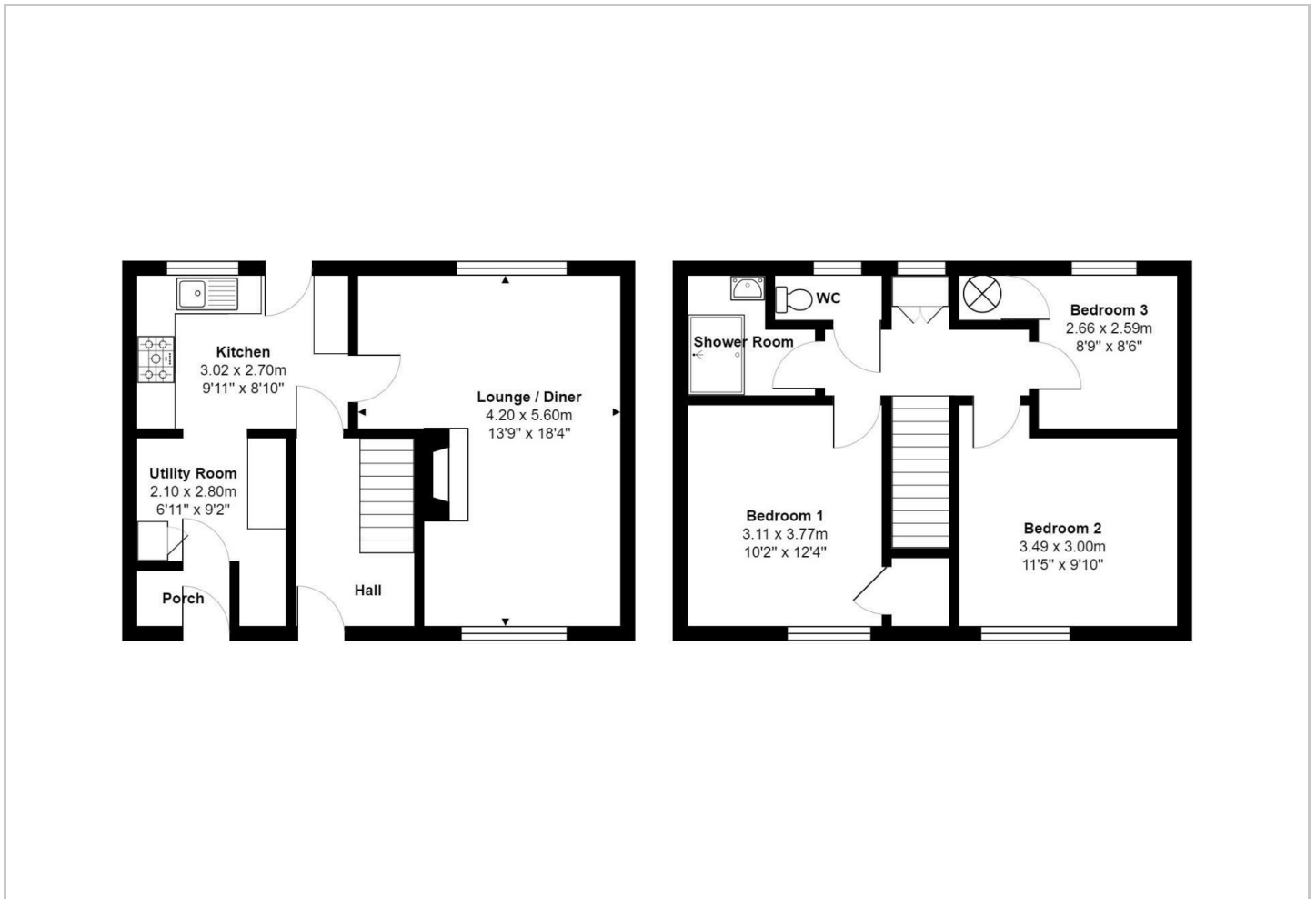
## Hybrid Map



## Terrain Map



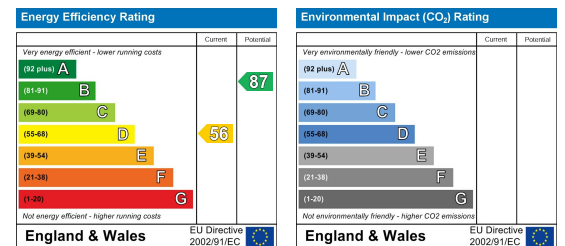
## Floor Plan



## 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.