

HUNTERS[®]

HERE TO GET *you* THERE



Wakeford Road

Downend, Bristol, BS16 6UW

£325,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this end of terrace family home which occupies a quiet cul-de-sac position in the popular area of Downend.

This property is conveniently located for the amenities of Downend, many local schools and for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

A regular bus service is also located nearby.

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

The accommodation comprises to the ground floor; an entrance hall, a large L shaped lounge/diner and a kitchen/breakfast room which has uPVC double glazed French doors leading into the side garden.

To the first floor there are three good sized bedrooms, a bathroom and a separate W.C.

Externally, the property has gardens which are mainly laid to lawn to the front, side and to the rear.

There is a hardstanding to the front of the property which provides one off street parking space.

Additional benefits include; gas central heating and uPVC double glazed windows.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a part opaque glazed composite door, leading into entrance hall.

ENTRANCE HALL

Opaque uPVC double glazed window to front, radiator, stairs leading to first floor accommodation and doors leading into lounge and kitchen/breakfast room.

LOUNGE/DINER

18'5" x 13'7" narrowing to 10'4" (5.61m x 4.14m narrowing to 3.15m)

Dual aspect uPVC double glazed windows, gas coal and flame effect fire, TV aerial point, two radiators, door leading into kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

18'6" x 10'1" narrowing to 6'8" (5.64m x 3.07m narrowing to 2.03m)

uPVC double glazed window to rear, 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, radiator, uPVC double glazed French doors leading to side, half uPVC double glazed door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

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

BEDROOM ONE

12'3" x 10'2" (3.73m x 3.10m)

uPVC double glazed window to front, loft access, storage cupboard, radiator.

BEDROOM TWO

9'7" x 8'8" measured to wardrobes (2.92m x 2.64m measured to wardrobes)

uPVC double glazed windows to front, fitted bedroom furniture to include; wardrobes, drawer units and over head storage cupboards, radiator.

BEDROOM THREE

8'7" x 8'4" (2.62m x 2.54m)

uPVC double glazed window to rear, cupboard housing a boiler supplying gas central heating and domestic hot water, radiator.

BATHROOM

Opaque uPVC double glazed window to rear, coloured suite comprising; panelled twin gripped bath with chrome mixer tap and shower attachment and wash hand basin, tiled walls.

W.C.

Opaque uPVC double glazed window to rear, white W.C.

OUTSIDE

FRONT

An area which is laid mainly to lawn with a concrete path leading to main entrance,

OFF STREET PARKING

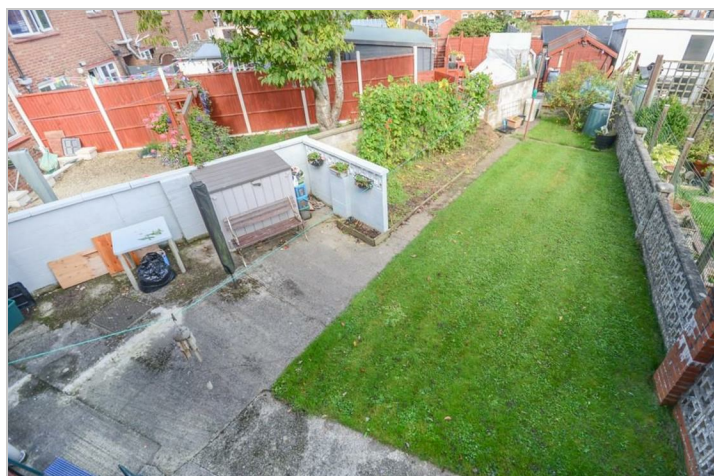
A hardstanding providing two off street parking spaces.

SIDE GARDEN

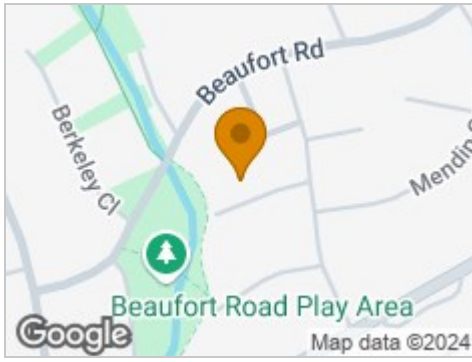
An area which is laid mainly to lawn and surrounded by a boundary wall, gate providing pedestrian access into rear garden.

REAR GARDEN

An area which is mainly laid to lawn, concrete patio and herbaceous borders,, timber framed garden shed, garden surrounded by a boundary wall.



Road Map



Hybrid Map



Terrain Map



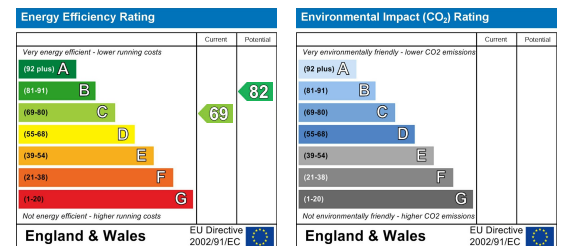
Floor Plan



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.