

HUNTERS[®]

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Downend Road

Downend, Bristol, BS16 5EB

£450,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this beautifully presented Victorian double bay fronted home on Downend Road. The property offers a fantastic balance of light and space throughout and this character home still retains its traditional lay out which is displayed over three floors and makes the perfect family or professionals accommodation. Conveniently located within easy reach of Downend, Fishponds and Staple Hill high streets and with an array of shops, parks, amenities and schools in the local area, this four bedroom home benefits from quick and easy access to local transport links and motorways. The property in brief offers: entrance vestibule, hallway with lounge, dining room with French doors leading out into the garden, modern kitchen breakfast room utility and cloakroom, To the first floor can be found three bedrooms and a family bathroom, with stairs leading up to a loft room/bedroom 4 and a modern shower room. Externally the home offers enclosed rear garden laid to lawn and patio and a courtyard frontage.

ENTRANCE VESTIBULE

Access via a hardwood opaque glazed door with transom, coved/cornice ceiling, gas meter cupboard, hardwood glazed door leading to hallway.

HALLWAY

Picture rail, dado rail, radiator, oak effect laminate floor, stairs rising to first floor, doors to lounge, dining room and kitchen.

LOUNGE

16'0" x 12'2" (4.88m x 3.71m)

UPVC double glazed window to front, coved ceiling,

picture rail, 4 column vertical tubed radiator, cast iron period style feature fireplace with marble effect surround and granite hearth, folding doors leading through to dining room.

DINING ROOM

15'0" x 11'1" (4.57m x 3.38m)

Picture rail, 4 column vertical tubed radiator, UPVC double glazed French doors leading out to garden.

KITCHEN/BREAKFAST ROOM

17'0" x 10'0" (5.18m x 3.05m)

Range of contemporary wall and base units with granite work tops, incorporating a breakfast bar, tiled splash backs, Belfast style sink with mixer spray tap, travertine tiled floor, built in stainless steel 5 ring gas hob and electric oven, suspended stainless steel extractor fan hood, built in pantry cupboard, Travertine tiled floor, LED downlighters, door to utility, UPVC double glazed French doors to side leading out to garden.

UTILITY

10'0" x 5'11" (3.05m x 1.80m)

Travertine tiled floor, space and plumbing for washing machine and dishwasher, space for fridge freezer, door to boiler cupboard housing Vaillant combination boiler, door to cloakroom.

CLOAKROOM

Two opaque UPVC double glazed window to rear, close coupled W.C, pedestal wash hand basin, radiator, Travertine tiled floor.

FIRST FLOOR ACCOMMODATION:

LANDING

Spindle balustrade, turning staircase rising to second floor, doors to bedrooms and bathroom.

Tel: 0117 956 1234

BEDROOM ONE

15'7" (into bay) x 17'4" (4.75m (into bay) x 5.28m)
UPVC double glazed bay window and additional UPVC double glazed window to front, coved ceiling cast iron period style fireplace, double radiator.

BEDROOM TWO

12'7" x 11'9" (3.84m x 3.58m)
UPVC double glazed window to rear, picture rail, double radiator.

BEDROOM THREE

9'9" x 9'9" (max) (2.97m x 2.97m (max))
UPVC double glazed window to rear, double radiator, cast iron period style fireplace.

BATHROOM

Opaque UPVC double glazed window to side, white suite comprising: panelled bath, glass shower screen, mains controlled shower system over, wall hung wash hand basin, concealed W.C, chrome heated towel shaver point.

SECOND FLOOR LANDING

UPVC double glazed window to rear, door to bedroom 4 and shower room.

BEDROOM FOUR

15'2" x 10'7" (4.62m x 3.23m)
Velux window to rear, access to both front and rear eave storage, LED downlighters, tubed double radiator, oak effect laminate floor.

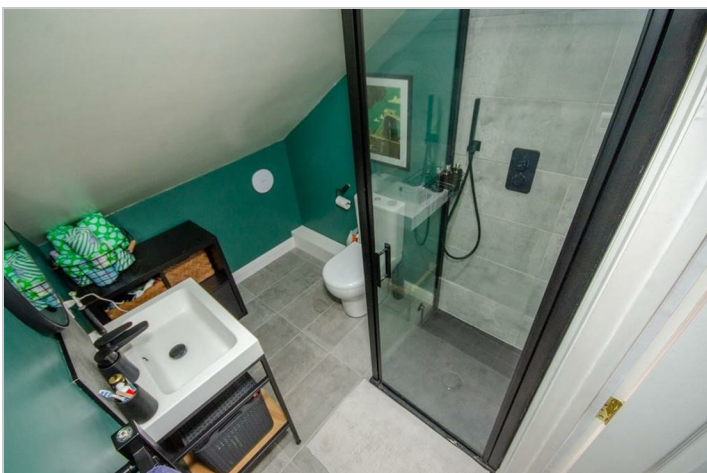
SHOWER ROOM

Modern suite comprising: wash stand with wash hand basin inset, shower enclosure housing mains controlled shower system, close coupled W.C, tiled floor, heated towel radiator, under floor heating, LED downlighters, shaver point, under floor heating.

OUTSIDE:

REAR GARDEN

Split level stone patio, with balustrade, leading to a well tended lawn, area to back of garden laid to bark chippings, timber framed shed, 2 outside lights, water tap, enclosed by boundary stone wall.



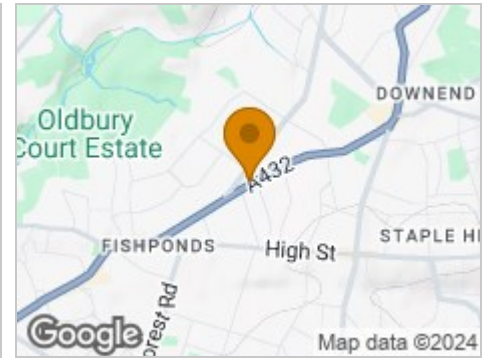
Road Map



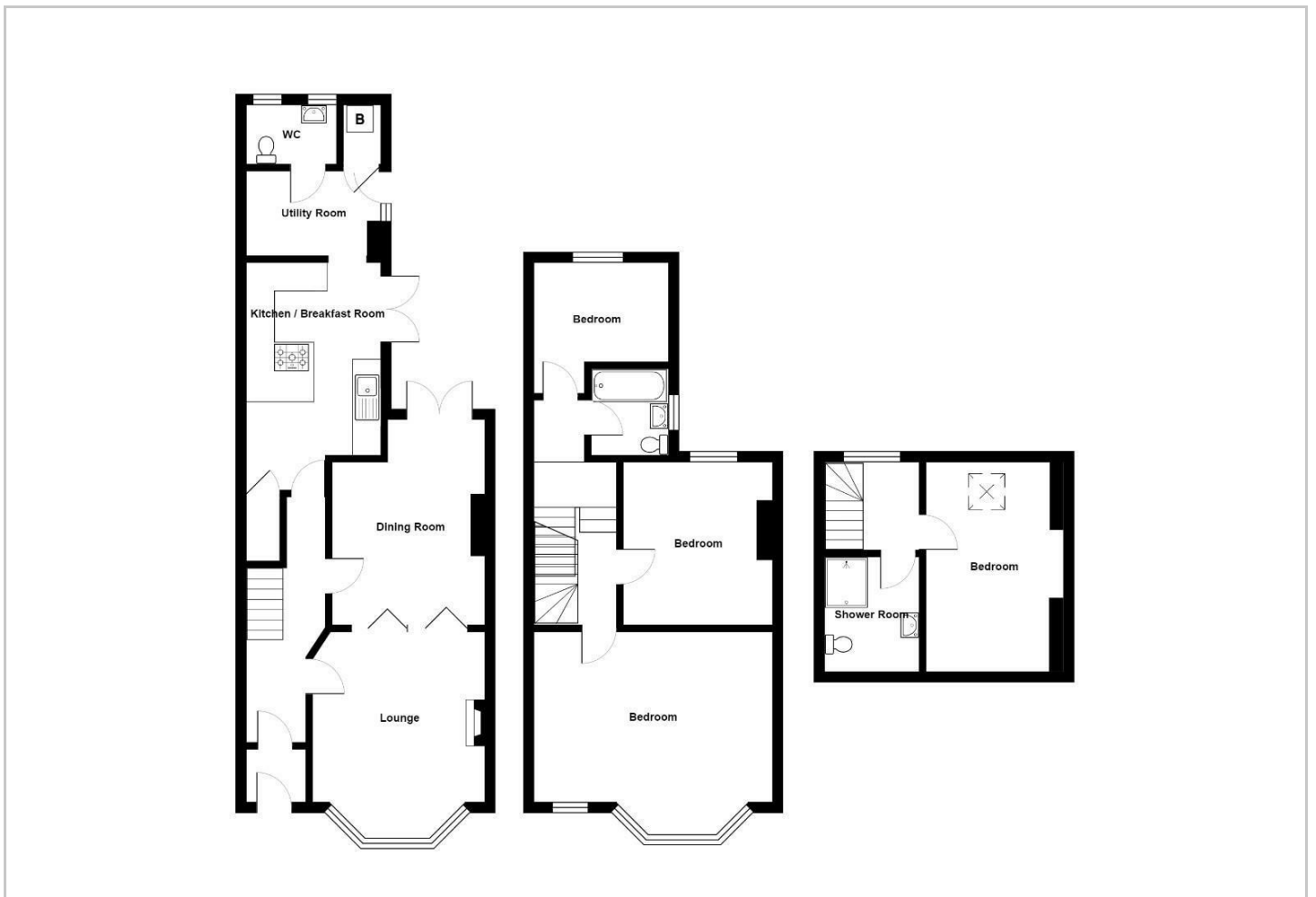
Hybrid Map



Terrain Map



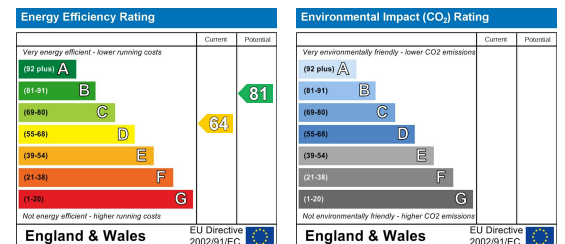
Floor Plan



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.