

HUNTERS[®]

HERE TO GET *you* THERE



Salisbury Gardens

Downend, Bristol, BS16 5RE

Asking Price £400,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this well presented bay fronted semi-detached house which is located conveniently for amenities and for major commuting routes. The amenities include; a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries, library and dentists. Many schools and the popular Page Park are also situated within easy walking distance.

The accommodation to the ground floor comprises; a lounge with a feature exposed brick chimney breast housing a wood burner, a kitchen/diner and a large Sun room.

To the first floor there are three bedrooms and a family bathroom with an over bath shower system. Additional benefits include; gas central heating, UPVC double glazed windows, a block paved area to the front of the property providing two off street parking spaces, a good sized mainly laid to lawn garden situated to the rear and garden pod that is used as a home office.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a uPVC door leading into lounge.

LOUNGE

15'3" x 12'3" (4.65 x 3.73)

uPVC double glazed bay window to front, feature exposed brick chimney breast housing a cast iron wood burner, TV aerial point, radiator, stairs leading to first floor accommodation and access leading into a kitchen/diner.

KITCHEN/DINER

15'5" x 12'3" (4.70 x 3.73)

uPVC double glazed window to side, enamel one and a half sink drainer with chrome mixer tap and tiled splash backs, range of wall and base units, roll edged work surface, gas cooker point with fitted stainless steel cooker hood over, space for a tall fridge freezer, plumbing for washing machine, plumbing for dishwasher, radiator, access into sun room.

SUN ROOM

11'9" x 11'5" (3.58 x 3.48)

UPVC double glazed dual aspect windows, radiator, UPVC double glazed door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, Fitted cupboard unit with shelving and hanging rails, doors leading into all first floor rooms.

BEDROOM ONE

13'0" (measured to wardrobes) x 9'6" (3.96

(measured to wardrobes) x 2.90)

uPVC double glazed window to front, fitted sliding fronted wardrobe with shelving and hanging rails, radiator.

BEDROOM TWO

9'4" x 8'0" (2.84 x 2.44)

uPVC double glazed window to rear, radiator.

BEDROOM THREE

9'5" x 7'0" (2.87 x 2.13)

uPVC double glazed window to rear, radiator.

BATHROOM

6'2" x 5'7" (1.88 x 1.70)

OPAque uPVC double glazed window to side, modern white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and chrome over bath shower system with side splash screen, chrome heated towel rail, tiled walls, tiled floor.

OUTSIDE

FRONT

Block paved area providing two off street parking spaces, wooden gate providing pedestrian access into rear garden.

REAR GARDEN

Paved patio leading to an area which is laid mainly to lawn with herbaceous borders with a stepping stone path leading to a second paved patio located to the rear of the garden, storage shed, water tap, garden surrounded by a wooden fence and boundary hedge.

GARDEN POD/HOME OFFICE

6'6" x 9'10" (2.0m x 3.0m)

Located to back of garden, power and light, insulated, larch wood finish, internet connection, double glazed French doors.



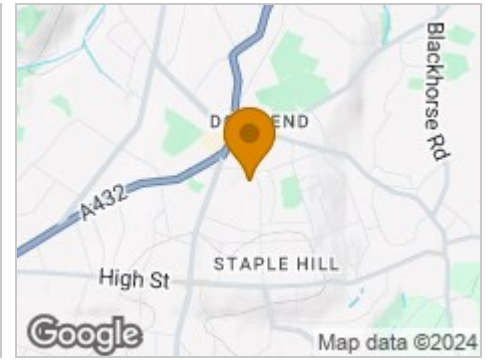
Road Map



Hybrid Map



Terrain Map



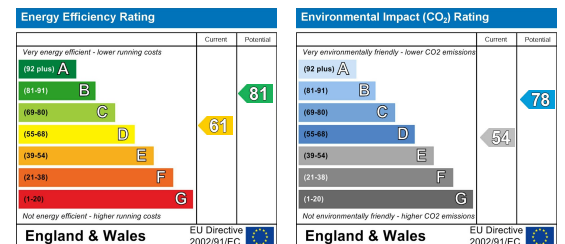
Floor Plan



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.