

HUNTERS[®]

HERE TO GET *you* THERE



Fouracre Crescent

Downend, Bristol, BS16 6PZ

£385,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this 1950's built semi-detached home located within the sought after Fouracre Crescent which is conveniently positioned a short walk to the ever popular Bromley Heath Infant and Junior schools and on the doorstep of the Leap Valley nature reserve with it's open space and fantastic walking routes.

The property does require updating however offers a fantastic amount of potential to improve and extended to create a lovely family home. The accommodation comprises: entrance hallway, lounge, dining room, fitted kitchen, outer lobby, toilet. To the first floor can be found 2 double bedrooms and a good size single bedroom and shower room. The property further benefits from having a good size mature lawn rear garden with gated access to woodland, driveway for 2 cars and garage with electric door.

ENTRANCE PORCH

Via UPVC double glazed doors, hardwood opaque glazed door with matching side windows panels and transom leading to hallway.

LOUNGE

13'8" (into bay) x 12'11" (4.17m (into bay) x 3.94m)
Double glazed bay window to front, electric night storage heater, fitted shelving to side alcoves, electric fire.

DINING ROOM

12'6" x 10'11" (3.81m x 3.33m)
Double glazed window to rear with secondary glazing, coved ceiling, oak effect laminate floor, electric night storage heater.

KITCHEN/BREAKFAST ROOM

16'0" x 7'10" (4.88m x 2.39m)

Double glazed windows to rear and side with secondary glazing, range of fitted wall and base units, laminate work top with stainless steel sink bowl unit with mixer tap, built in double stainless steel electric oven and ceramic hob, extractor fan hood, space for washing machine and dishwasher, space for fridge freezer, electric night storage heater, tiled splash backs, built in larder cupboard, oak effect laminate floor, door to outer lobby.

OUTER LOBBY

UPVC double glazed door out to rear garden, door to toilet, door to garage.

FIRST FLOOR ACCOMMODATION:

LANDING

Opaque UPVC double glazed window to side, loft hatch, doors to bedrooms and shower room.

BEDROOM ONE

14'1" (into bay) x 10'3" (4.29m (into bay) x 3.12m)
UPVC double glazed window to front, oak effect laminate floor, built in wardrobes with matching over head cupboards.

BEDROOM TWO

12'4" x 11'7" (3.76m x 3.53m)
Double glazed window to rear with secondary glazing, coved ceiling, fitted wardrobes with over head cupboards, partly housing hot water tank, oak effect laminate floor,

BEDROOM THREE

8'7" x 7'1" (2.62m x 2.16m)

Double glazed window to front, electric night storage heater.

SHOWER ROOM

Opaque double glazed window to rear with secondary glazing, close coupled W.C, pedestal wash hand basin, walk in shower enclosure housing electric shower system, glass shower system, electric night storage heater, ceiling spotlights, aqua board splash backs to walls, extractor fan.

OUTSIDE:

REAR GARDEN

Laid to lawn with patio slabbed pathway, well stocked plant and shrub borders, borders to stone chippings, water tap, outside light, timber framed summerhouse, rear gated access to woodland, enclosed by boundary fencing.

FRONT OF PROPERTY

Plant/shrub borders, driveway providing off street parking for 2 cars.

GARAGE

Single attached, power and light, electric controlled up and over door.



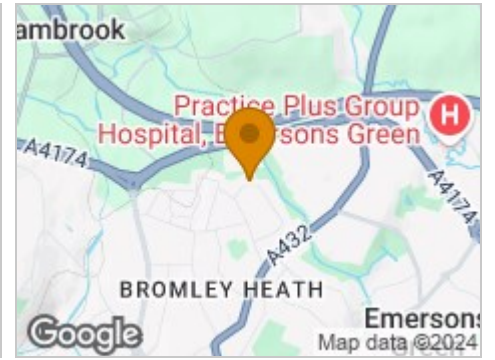
Road Map



Hybrid Map



Terrain Map



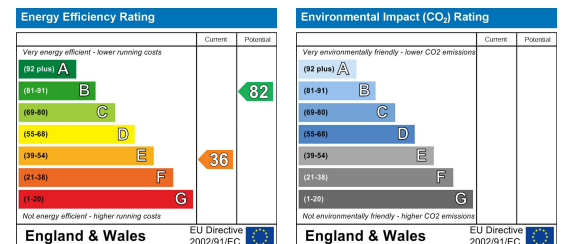
Floor Plan



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.