

# HUNTERS®

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## Burley Grove

Downend, Bristol, BS16 5QG

£265,000



Council Tax: B



# 152 Burley Grove

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this spacious middle terrace house which is offered for sale with no onward chain. The accommodation comprises in brief to the ground floor: entrance hall, lounge with bay window and feature fireplace, 18ft kitchen/diner and cloakroom. To the first floor can be found two double bedrooms and a wet room. The property further benefits from double glazing, gas central heating, a good sized lawned rear garden and hardstanding to rear of property providing an off street parking space.

The property is conveniently located a short walk to the ever popular Page Park whilst providing easy access to both Downend and Staple Hill High streets and shops.

## ENTRANCE HALLWAY

Access via an opaque UPVC double glazed door, radiator, wall mounted electric meter, under stair recess, stairs rising to first floor, doors to lounge and kitchen/diner.

## LOUNGE

13'2" (into bay) x 12'7" (4.01m (into bay) x 3.84m)  
UPVC double glazed bay window to front, TV point, radiator, feature fireplace with wood mantel surround and electric fire inset, TV point.

## KITCHEN/DINER

18'11" x 12'7" (5.77m x 3.84m)  
Two UPVC double glazed windows to rear, range of fitted wall and base units, laminate work top, tiled splash backs, stainless steel sink bowl unit, space for cooker (electric cooker point), space and plumbing for washing machine, space for tumble

dryer, space for fridge freezer, space for under counter fridge, extractor fan, built in coats cupboard, door to inner lobby.

## INNER LOBBY

Latch door to cloakroom, opaque UPVC double glazed door to side leadin out to outer lobby.

## CLOAKROOM

Opaque UPVC double glazed window to side, radiator, pedestal wash hand basin, low level W.C.

## OUTER LOBBY

Door access to storage shed, water tap, door out to garden.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Loft hatch, built in airing cupboard housing Vaillant combination boiler, doors leading to bedrooms and wet room.

## BEDROOM ONE

17'0" (max) x 11'1" (max) (5.18m (max) x 3.38m (max))  
UPVC double glazed window to front, 2 built in cupboards, radiator.

## BEDROOM TWO

12'8" x 8'4" (3.86m x 2.54m)  
UPVC double glazed window to rear, radiator.

## WET ROOM

Opaque UPVC double glazed window to rear, close coupled W.C, pedestal wash hand basin, electric Mira shower system, water proof flooring, part tiled walls, extractor fan, shaver point, radiator.



## OUTSIDE:

### REAR GARDEN

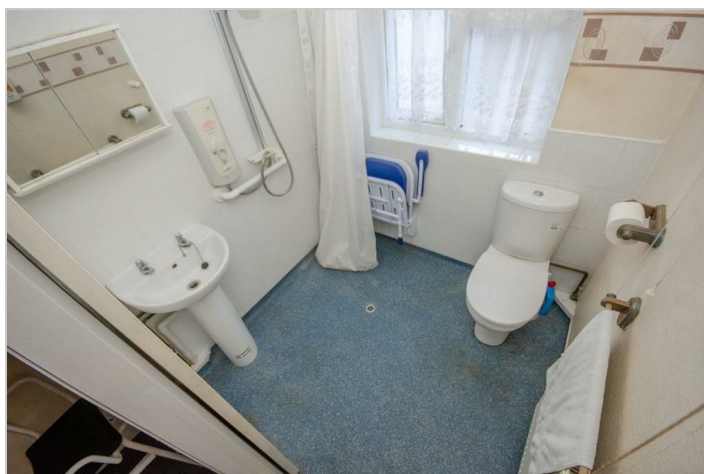
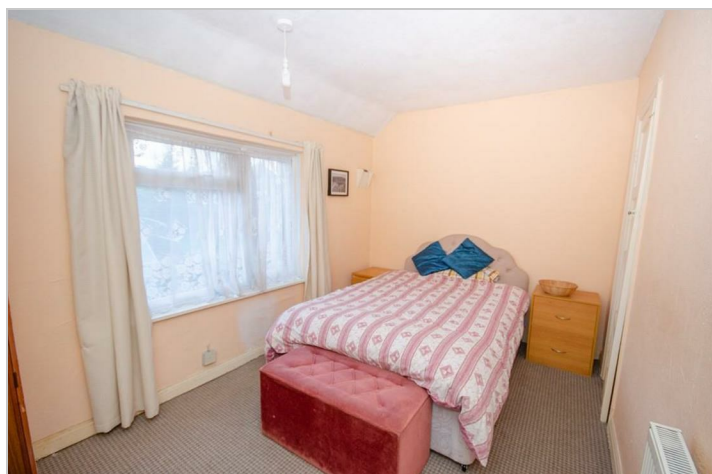
Tiered garden laid to lawn, concrete pathway from front to back, greenhouse, attached shed and under cover storage, 2 timber framed outbuildings to back of garden, side shared alleyway access, gated access to parking area, garden enclosed by boundary fencing.

### PARKING

Hardstanding to back of garden providing off street parking space, gated access, rear vehicle lane access.

### FRONT GARDEN

Laid to lawn, pathway to entrance, enclosed by 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.