

HUNTERS[®]

HERE TO GET *you* THERE



Frenchay Close

Downend, Bristol, BS16 2QX

£295,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this well presented semi-detached bungalow which has undergone recent renovations. The property occupies a cul-de-sac position on the Downend/Frenchay border and is situated within easy walking distance of pleasant scenic walks along the Frome Valley walkway towards Frenchay Village.

The amenities of Downend are also within easy reach and offer a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

This property has been owned by the same family for over forty years and in our opinion represents an ideal purchase for someone seeking an easier to manage environment.

The accommodation comprises; a good sized lounge/dining room, a modern kitchen which has an extensive range of white high gloss wall and base units and an integral oven and hob, There is a modern shower room with a large walk-in shower and two bedrooms. The master bedroom is fitted with mirror sliding fronted wardrobes, whilst the second bedroom has uPVC double glazed French doors leading into the rear garden.

The second bedroom could also be utilised as a home office or dining room.

Externally to the front of the property is a small area which is laid to lawn and to the rear is an established garden that is laid mainly to wooden decking and lawn.

Additional benefits include; a single sized garage which is situated in a nearby rank, an off street parking space which is located in front of the garage,

Economy 7 electric heating with modern night storage heaters and uPVC double glazed windows. An internal viewing appointment is highly recommended.

ENTRANCE

Via a glazed door leading into an entrance porch.

ENTRANCE PORCH

Opaque glazed panelled door leading into entrance hall.

ENTRANCE HALL

Storage cupboard with shelving and housing consumer unit, door leading into lounge/dining room.

LOUNGE/DINING ROOM

17'9" x 9'7" (5.41m x 2.92m)

uPVC double glazed window to front, TV aerial point, electric night storage heater, door leading into inner hall.

INNER HALL

Loft access, airing cupboard, doors leading into all rooms.

KITCHEN

13'1" x 7'6" (3.99m x 2.29m)

Dual aspect uPVC double glazed windows, stainless steel single drainer sink unit with chrome mixer tap, tiled splash backs, range of fitted modern white high gloss wall and base units with soft close doors and drawers and under pelmet lighting and incorporating an integral stainless steel electric oven with four ring ceramic hob and stainless steel cooker hood, plumbing for washing machine, space for a fridge freezer, roll edged work surface.

BEDROOM ONE

11'7" x 8'7" (3.53m x 2.62m)

uPVC double glazed window to rear, fitted mirror sliding fronted wardrobes with shelving and hanging rails, electric night storage heater.

BEDROOM TWO

8'7" x 7'9" (2.62m x 2.36m)

uPVC double glazed French doors leading into rear garden, electric heater.

SHOWER ROOM

6'6" x 5'5" (1.98m x 1.65m)

Opaque uPVC double glazed window to side, modern white suite comprising; W.C. wash hand basin with chrome mixer tap, walk-in shower with a chrome shower system, chrome heated towel rail, partial tiled walls.

OUTSIDE

FRONT GARDEN

Small area of lawn with herbaceous borders and path leading to main entrance, outside lighting, storage cupboard, gate to side providing pedestrian access into rear garden.

REAR GARDN

Raised wooden decking with steps leading to an area which is laid to lawn with established herbaceous borders displaying trees and shrubs, outside lighting, water tap, garden surrounded by wooden fencing.

GARAGE

17'0" x 8'2" (5.18m x 2.49m)

Single sized garage and off street parking.



Road Map



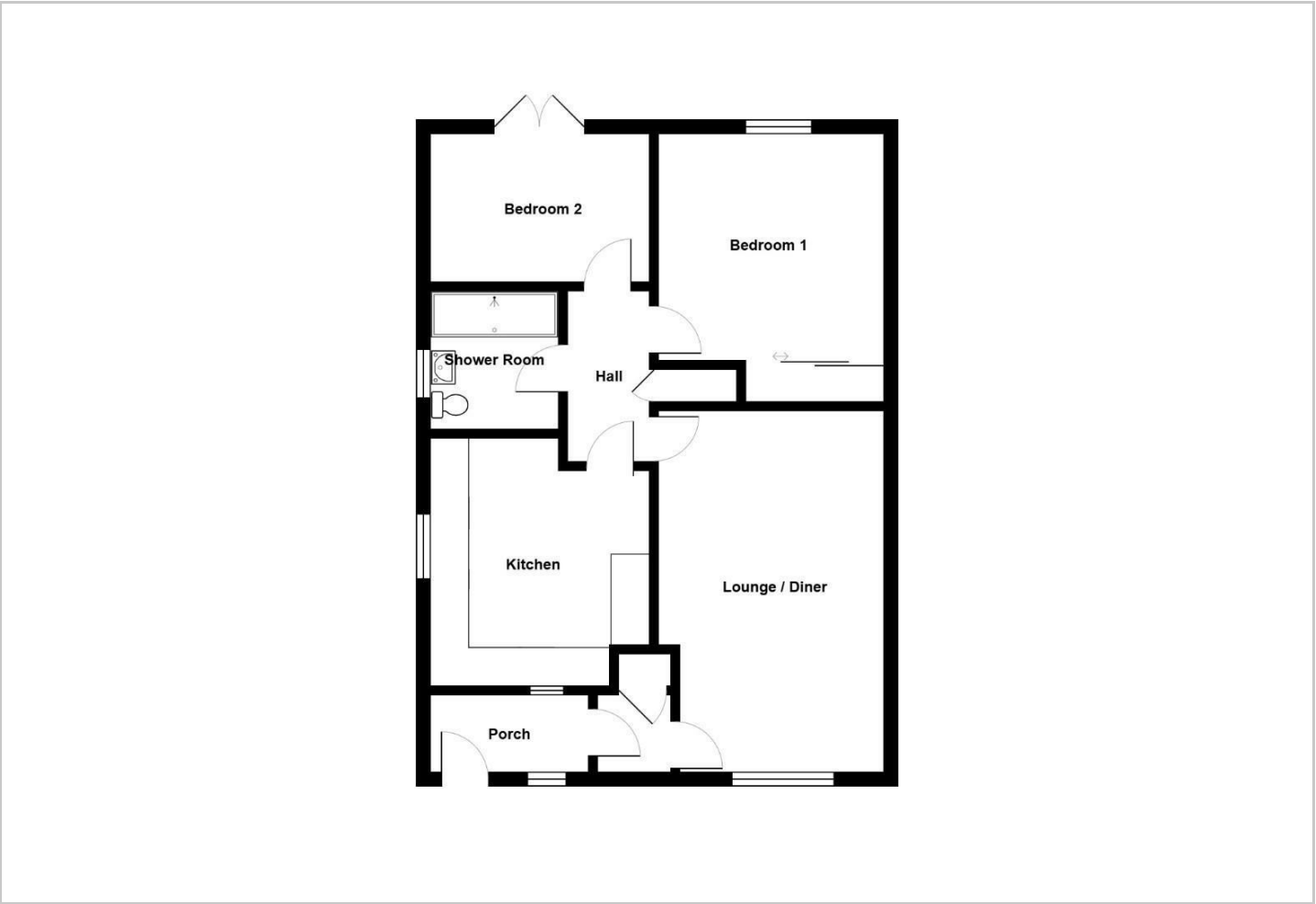
Hybrid Map



Terrain Map



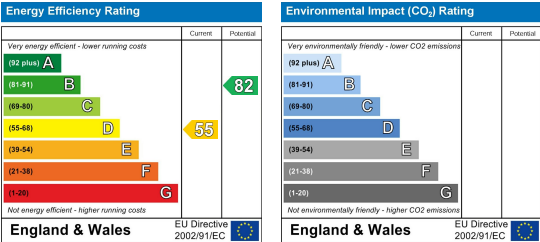
Floor Plan



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.