

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Salisbury Road

Downend, Bristol, BS16 5QR

£235,000



Council Tax: C



# 7 Woodlands Salisbury Road

Downend, Bristol, BS16 5QR

£235,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this fantastic ground floor apartment which is located within the highly sought after and rarely available Woodlands development. The property occupies a quiet cul-de-sac position in central Downend, convenient for the amenities and for the ever popular Page Park.

The amenities include; a wide variety of shops and supermarkets, library, restaurants, coffee shops, doctors surgeries and dental practices.

The property offers spacious and well presented living accommodation which comprises; private entrance, entrance hall, 17ft lounge/diner, fitted kitchen, two double bedrooms, and a modern shower room.

Further benefits include; double glazed windows, gas central heating, well tended communal gardens and an allocated off street parking space.

In our opinion this property would ideally suit a first time purchaser or those seeking an easier to manage environment.

An internal viewing appointment is highly recommended.

## ENTRANCE

Private entrance via a UPVC door leading to entrance hallway.

## HALLWAY

Oak effect laminate floor, radiator, large built in storage cupboard, telephone point, built in airing cupboard housing a hot water tank, doors to all rooms.

## LOUNGE/DINER

17'3" x 11'2" (5.26m x 3.40m)

UPVC double glazed window to side, oak effect laminate floor, TV point, telephone point, double radiator, UPVC double glazed patio doors leading out to patio and communal lawn garden, door to kitchen.

## KITCHEN

8'8" x 8'1" (2.64m x 2.46m)

UPVC double glazed window to rear, range of fitted wall and base units, marble effect laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, space for cooker, space and plumbing for washing machine, under unit lighting, radiator, wall mounted Baxi boiler supplying gas central heating and domestic hot water.

## BEDROOM ONE

11'5" x 11'4" (3.48m x 3.45m)

Two UPVC double glazed windows to rear, radiator.

## BEDROOM TWO

11'3" (max) x 10'11" (3.43m (max) x 3.33m)

Two UPVC double glazed windows to front, radiator, 2 double fitted wardrobes.

## SHOWER ROOM

White suite comprising: pedestal wash hand basin, close coupled W.C, glass shower enclosure housing a Triton shower system, part tiled walls, radiator.

## GARDEN

Well tended lawn garden to rear of the apartment and private patio with access from living room.

## PARKING

Tel: 0117 956 1234



Allocated parking space.



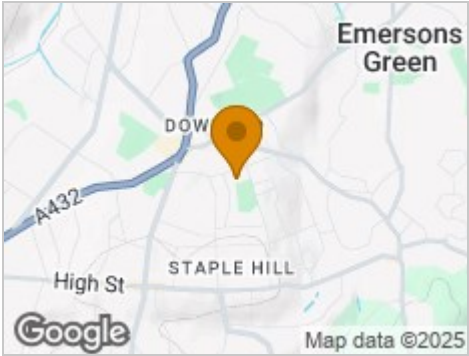
Road Map



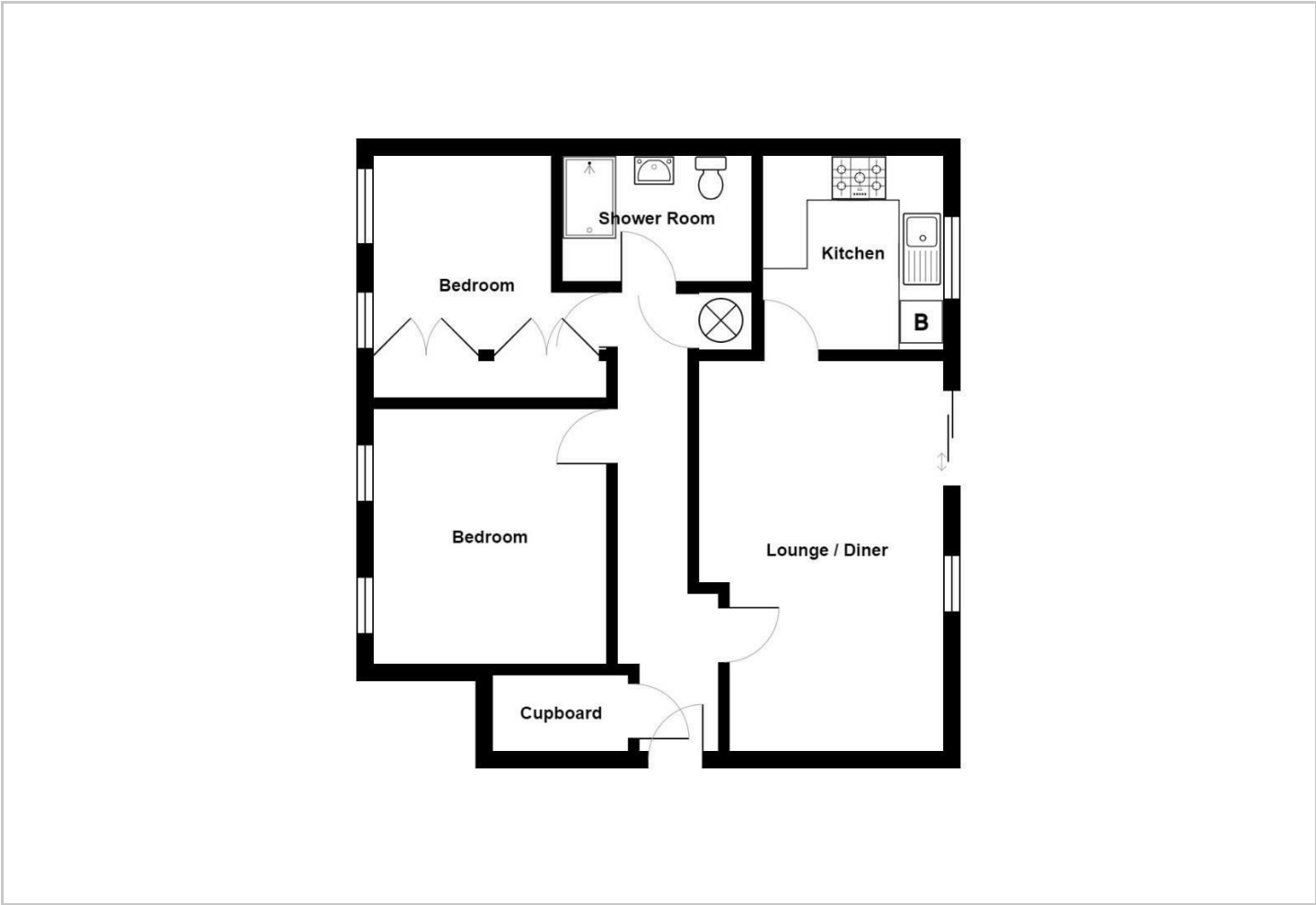
Hybrid Map



Terrain Map



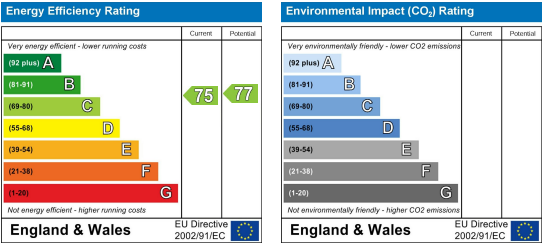
Floor Plan



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.