

HUNTERS®

HERE TO GET *you* THERE



North Street

Downend, Bristol, BS16 5SW

£400,000



Council Tax: C



28 North Street

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this attractive Victorian bay fronted terraced house which is located conveniently for the amenities of both Downend and Staple Hill and a short walk to both High streets. The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices. The property is also situated within easy walking distance of many popular schools and for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The popular Page Park is also within easy reach and provides excellent outdoor recreational space for people of all ages to enjoy.

The property offers spacious well presented living accommodation which is displayed over 3 floors, comprising to the ground floor: entrance hallway, lounge/diner and fitted kitchen. To the first floor can be found 3 bedrooms and bathroom, with a staircase rising to an additional bedroom (loft conversion). The property further benefits from having: double glazing, gas central heating and a courtyard style garden.

ENTRANCE HALLWAY

Access via a composite stained glass double glazed door, radiator, wall mounted gas meter, cupboard housing electric meter, stripped floorboards, stairs rising to first floor, door to lounge/diner.

LOUNGE/DINER

25'9" x 12'6" (7.85m x 3.81m)

LOUNGE AREA

14'0" (into bay) x 12'3" (4.27m (into bay) x 3.73m)

UPVC double glazed bay window to front, double radiator, feature open fireplace with tiled hearth, cast iron wood burner inset, stripped floorboards, opening to dining area.

DINING AREA

12'5" x 11'4" (3.78m x 3.45m)

UPVC double glazed window to rear, stripped floorboards, feature opening to chimney breast, double radiator, under stairs recess, door to kitchen.

KITCHEN

16'0" x 8'2" (4.88m x 2.49m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top with matching breakfast bar, 1 1/2 sink bowl unit with mixer tap, tiled splash backs, space for cooker, stainless steel extractor fan hood, space for fridge freezer, space and plumbing for washing machine and dishwasher, tiled floor, LED downlighters, UPVC double glazed door to side leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

LED downlighters, radiator, door with stairs rising to second floor, doors leading to bedrooms and bathroom.

BEDROOM ONE

11'8" x 9'10" (3.56m x 3.00m)

UPVC double glazed window to rear, stripped floorboards, double radiator.

BEDROOM THREE

10'7" x 10'1" (3.23m x 3.07m)

UPVC double glazed window to front, stripped floorboards, radiator.

BEDROOM FOUR

9'2" x 5'2" (2.79m x 1.57m)

UPVC double glazed window to side, stripped floorboards, LED downlighters, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: shower bath, mains controlled shower with drench head over, 2 drawer vanity unit with wash hand basin inset, close coupled W.C, part tiled walls, Karndean flooring, LED downlighters, extractor fan.

SECOND FLOOR ACCOMMODATION:

BEDROOM TWO

15'6" (max) x 12'10" (4.72m (max) x 3.91m)

Velux window to rear, 2 Velux windows to front, double radiator, several cupboard access to eave storage.

OUTSIDE:

REAR GARDEN

Courtyard style garden laid to brick paving and patio slabs, raised plant/shrub borders, water tap, 2 outside lights, rear gated access, enclosed by boundary stone wall and fencing.

FRONT GARDEN

Laid to patio and stone chippings, pathway to entrance, enclosed by boundary stone wall.



Road Map



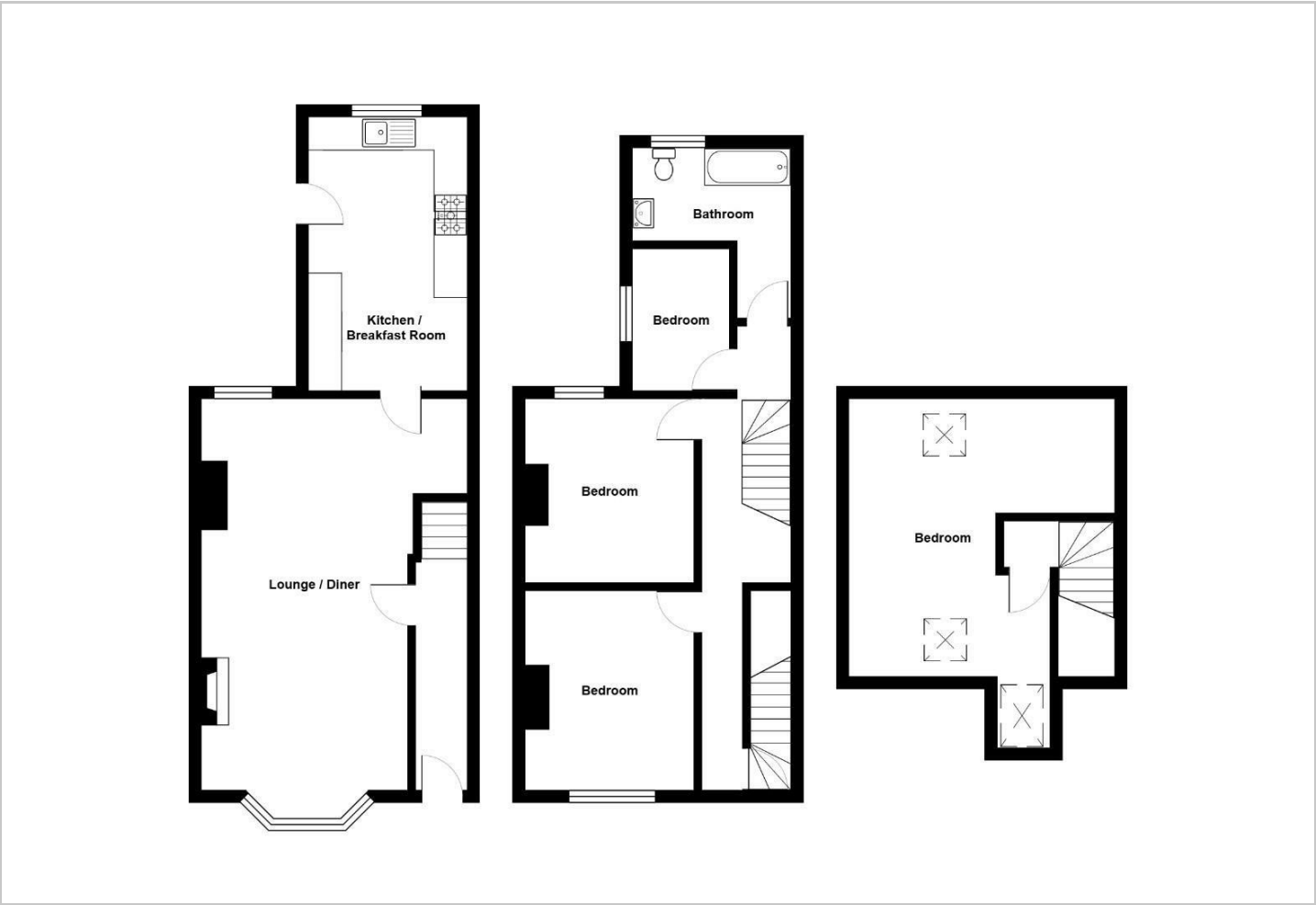
Hybrid Map



Terrain Map



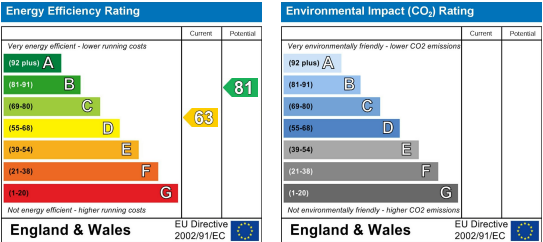
Floor Plan



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.