

# HUNTERS<sup>®</sup>

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## Badminton Road

Downend, Bristol, BS16 6NP

£450,000



Council Tax:





# 186 Badminton Road

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£450,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this much loved and extended bay fronted semi-detached family home which is conveniently located for the amenities of Downend, for many popular schools and for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

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

The spacious accommodation does require a degree of updating and comprises to the ground floor; an entrance hall, cloakroom, lounge, a separate and extended dining room with patio doors leading into the rear garden and a kitchen. To the first floor there are three bedrooms and a bathroom. Additional benefits include gas central heating which is supplied by a Worcester boiler and uPVC double glazed windows.

Externally the property benefits from a large garden which is mainly laid to lawn, a single sized garage and a driveway providing off street parking for several cars.

We would encourage an early internal viewing appointment to avoid any disappointment.

## ENTRANCE

Via a part opaque, leaded and stained glazed uPVC door leading into an entrance porch.

## ENTRANCE PORCH

Opaque glazed door leading into entrance hall.

## ENTRANCE HALL

Opaque uPVC double glazed window to side, coved

ceiling, storage cupboard housing consumer unit and gas and electric meters, under stairs storage cupboard, telephone point, radiator, stairs leading to first floor accommodation and doors leading into cloakroom, lounge, dining room and kitchen.

## CLOAKROOM

Opaque uPVC double glazed window to side, white suite comprising; W.C. and wash hand basin, tiled walls, heated towel rail, radiator.

## LOUNGE

13'1" into bay x 12'3" (3.99m into bay x 3.73m)  
uPVC double glazed bay window to front, coved ceiling, fireplace housing an electric coal and flame effect fire, TV aerial point, two radiators.

## DINING ROOM

23'6" x 11'5" narrowing to 8'0" (7.16m x 3.48m narrowing to 2.44m)  
uPVC double glazed window to side, coved ceiling, marble fireplace housing an electric coal and flame effect fire, two radiators, double glazed sliding patio doors leading into rear garden.

## KITCHEN

11'8" x 7'8" (3.56m x 2.34m)  
Dual aspect uPVC double glazed windows, ceiling with recessed spot lights, pine panelled walls, stainless steel one and a half bowl sink drainer, range of fitted white wall and base units, roll edged work surface, electric cooker point with extractor fan over, plumbing for washing machine, space for a tall fridge freezer, Worcester boiler supplying gas central heating and domestic hot water, radiator, opaque uPVC double glazed door to side.

## FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

## LANDING

Opaque uPVC double glazed window to side, loft access, coved ceiling, doors leading into all first floor rooms.

## BEDROOM ONE

13'9" into bay x 9'9" measured to wardrobes (4.19m into bay x 2.97m measured to wardrobes)  
uPVC double glazed bay window to front, coved ceiling, built in wardrobes, picture rail, telephone point, radiator.

## BEDROOM TWO

11'9" x 9'9" measured to wardrobes (3.58m x 2.97m measured to wardrobes)  
uPVC double glazed window to rear, coved ceiling, built in wardrobes, radiator.

## BEDROOM THREE

7'8" widest point x 7'2" (2.34m widest point x 2.18m)  
uPVC double glazed window to front, coved ceiling, fitted sliding mirror fronted wardrobes.

## BATHROOM

7'9" x 7'2" (2.36m x 2.18m)  
Opaque uPVC double glazed window to rear,

coloured suite comprising; panelled twin gripped bath with chrome mixer tap with shower attachment and side splash screen, W.C. and wash hand basin with double fronted storage cupboard below, storage cupboard, tiled walls, radiator.

## OUTSIDE

### FRONT

Small area laid to lawn with herbaceous borders displaying a variety of shrubs.

### OFF STREET PARKING

A driveway to the side of the property which is laid to Tarmacadam providing several off street parking spaces.

### GARAGE

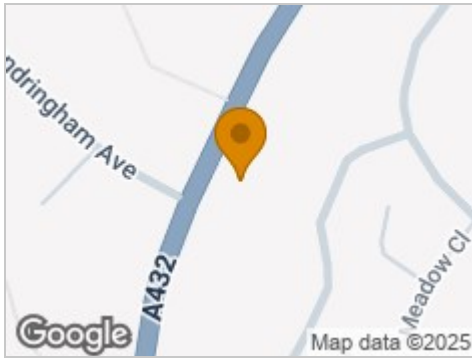
Single sized detached garage with metal up and over door and pedestrian courtesy door to side.

### REAR GARDEN

Large garden which is mainly laid to lawn with a small paved patio area and displayed with established borders stocked with trees and shrubs, outside W.C.



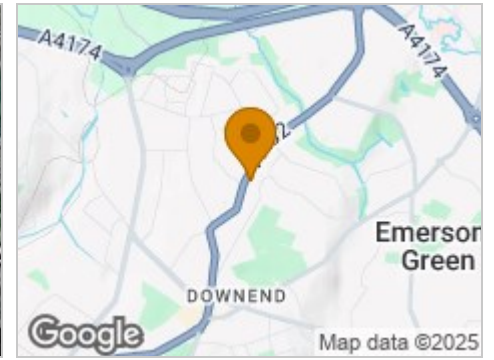
## Road Map



## Hybrid Map



## Terrain Map



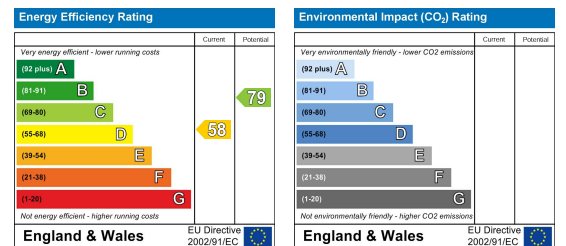
## Floor Plan



## 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.