

HUNTERS[®]

HERE TO GET *you* THERE



Boscombe Crescent

Downend, Bristol, BS16 6QH

£500,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this detached bungalow with level access which is located in the popular Boscombe Crescent and is conveniently positioned within walking distance of all local amenities which include: shops, bus stops, doctors and local parks.

The property has been much improved by it's current owners to include a garage conversion which provides annexe accommodation with it's own side entrance.

The property offers very well presented and spacious living accommodation which comprises: entrance hallway, open plan lounge/diner, modern fitted kitchen/breakfast room with integrated appliances, sun room, 3 double bedrooms, modern fitted shower room and a cloakroom.

Additional benefits include: double glazing, gas central heating, shower to bedroom 3/annexe, a good sized (approx 80ft) rear garden, front garden and off street parking for 2 cars.

ENTRANCE VESTIBULE

Via an opaque glazed door, hardwood opaque glazed door to hallway.

HALLWAY

Loft hatch with pull down ladder (loft partly boarded), built in airing cupboard housing Vaillant combination boiler, doors leading to: lounge/diner, kitchen/breakfast room, 3 bedrooms, shower room and cloakroom

LOUNGE/DINER

20'4" (max) x 18'9" (max) (6.20m (max) x 5.72m (max))

UPVC double glazed window to front, 2 radiators, TV point, electric flame effect fire.

KITCHEN/BREAKFAST ROOM

12'9" x 10'8" (3.89m x 3.25m)

UPVC double glazed window to rear, white high gloss wall and base units, granite effect laminate work tops incorporating a 1 1/2 composite sink bowl unit with mixer tap, built in stainless steel oven and microwave, built in Induction hob, glass cooker splash back, under unit lighting, integrated fridge freezer, washing machine and dishwasher, walk in larder cupboard, door leading to sun room.

SUN ROOM

6'5" x 5'1" (1.96m x 1.55m)

Opaque double glazed window to side, tiled floor, electric radiator, double glazed sliding door leading out to rear garden.

BEDROOM ONE

14'1" x 13'0" (4.29m x 3.96m)

UPVC double glazed window to rear, fitted full width mirror fronted wardrobes.

BEDROOM TWO

11'1" x 10'9" (3.38m x 3.28m)

UPVC double glazed window to side, radiator.

BEDROOM THREE/ANNEX

SHOWER ROOM

Opaque UPVC double glazed window to side, modern fitted suite comprising: vanity unit with wash hand basin inset, close coupled W.C, shower enclosure housing a Mira sport electric shower, chrome heated towel radiator, tiled effect Aqua board walls.

CLOAKROOM

Opaque UPVC double glazed window to side, close coupled W.C, vanity unit with wash hand basin inset, tiled effect Aqua board splash back, chrome heated towel radiator, Jack and Jill access from hallway and bedroom 3.

BEDROOM THREE/ANNEX

18'3" x 7'9" (5.56m x 2.36m)

Part of a garage conversion, UPVC double glazed window to front, vertical radiator, range of white high gloss units, LED downlighters, glass shower enclosure housing mains controlled shower, tiled effect Aqua board splash back, extractor fan, cupboard housing gas and electric meters, door to cloakroom, opaque UPVC double glazed door leading out to side of property.

OUTSIDE:

REAR GARDEN

Approximately 80ft in length, 2 areas laid to lawn, 2 areas laid to patio, shed and greenhouse, built in storage shed, plant/shrub borders, gated access to both sides of property, security light, enclosed by boundary fencing.

FRONT GARDEN

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

DRIVEWAY

Double gated access, driveway to brick paving and stone chippings providing of sreet parking for 2 cars.



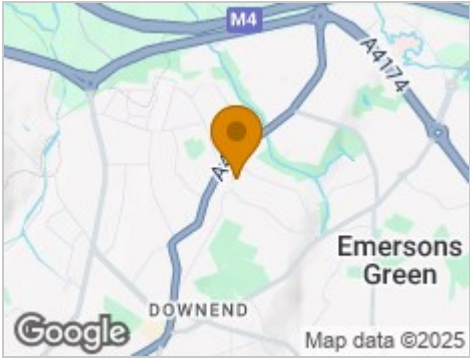
Road Map



Hybrid Map



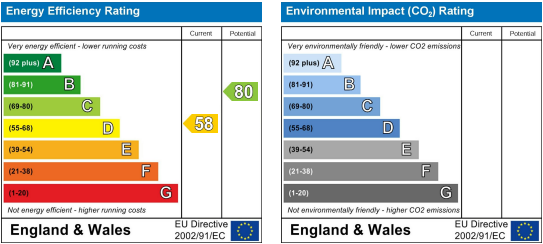
Terrain Map



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.