

HUNTERS[®]

HERE TO GET *you* THERE



Salisbury Gardens

Downend, Bristol, BS16 5RE

£375,000



Council Tax:



24 Salisbury Gardens

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this extended semi-detached bungalow which is situated on the level within easy walking distance of Downend's amenities and bus routes.

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

The property is also located conveniently within easy reach of many 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 close by and provides excellent outdoor recreational space for people of all ages to enjoy.

The accommodation comprises; entrance hall, an extended lounge and dining area, a kitchen, a modern shower room and three bedrooms.

Externally to the rear the property has pleasant and good sized garden which is mainly laid to patio and lawn, whilst to the front of the property there is a small low maintenance garden and a driveway providing an off street parking space.

Additional benefits include; gas central heating which is supplied by a Vaillant boiler and uPVC double glazed windows.

An internal viewing appointment is highly recommended.

ENTRANCE

Via an opaque glazed door, leading into an entrance porch.

ENTRANCE PORCH

Opaque double glazed door leading into entrance hall.

ENTRANCE HALL

Coved ceiling, high level consumer unit and electric meter, radiator, doors leading into lounge, all bedrooms and shower room.

LOUNGE

13'9" x 10'9" (4.19m x 3.28m)

Coved ceiling, fireplace housing a gas coal and flame effect fire, TV aerial point, radiator, laminate floor, archway leading into dining area.

DINING AREA

11'1" x 8'2" (3.38m x 2.49m)

uPVC double glazed French door leading into rear garden, coved ceiling, serving hatch into kitchen, radiator, laminate floor, door leading into kitchen.

KITCHEN

10'6" x 9'0" (3.20m x 2.74m)

Dual aspect uPVC double glazed windows, pine panelled ceiling, single drainer sink unit with chrome mixer tap and tiled splash backs, range of limed oak wall and base units incorporating integral under the counter fridge and freezer, electric cooker point, extractor fan, plumbing for washing machine, roll edged work surface and breakfast bar, radiator, half opaque double glazed door to side.

BEDROOM ONE

12'6" x 8'8" measured to wardrobes (3.81m x 2.64m measured to wardrobes)

uPVC double glazed window to front, opaque glazed internal window into lounge, coved ceiling, fitted sliding fronted wardrobes with overhead storage cupboards and dressing table, radiator.

BEDROOM TWO

12'4" into bay x 9'9" (3.76m into bay x 2.97m)
uPVC double glazed bay window to front, coved ceiling, radiator.

BEDROOM THREE

9'9" x 6'3" (2.97m x 1.91m)
uPVC double glazed window to side, fitted sliding fronted wardrobes with over head storage cupboards and dressing table, storage cupboard with over head storage cupboards, cupboard housing a Vaillant boiler supplying gas central heating and domestic hot water, radiator.

SHOWER ROOM

6'7" x 5'8" (2.01m x 1.73m)
Opaque uPVC double glazed window to side, loft access, modern white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with a chrome shower system with monsoon shower head and hand held attachment, tiled splash backs, radiator.

OUTSIDE

FRONT

An area laid to loose chippings displaying a variety of flowers and shrubs, path leading to main entrance.

OFF STREET PARKING

An area laid to Tarmacadam providing an off street parking space.

REAR GARDEN

A paved patio with gradual steps down leading to a path dividing two areas which are mainly laid to lawn, established and well tended herbaceous borders displaying a variety of established trees and shrubs, outside storage, timber framed garden shed, water tap, garden surrounded by wooden fencing, secure side pedestrian access.



Road Map



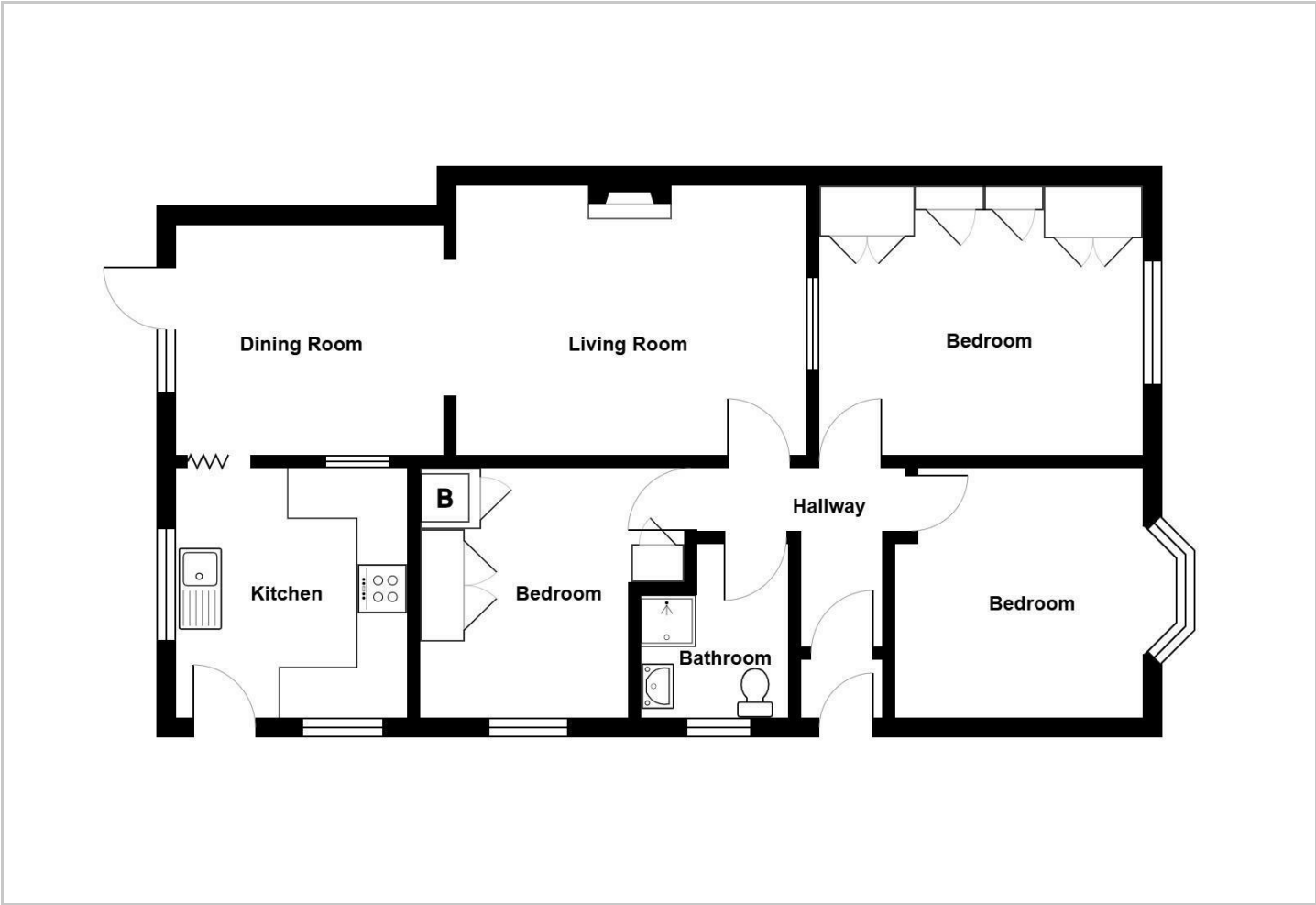
Hybrid Map



Terrain Map



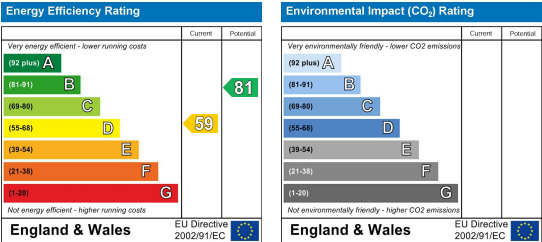
Floor Plan



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.