

HUNTERS®

HERE TO GET *you* THERE



Oakdale Road

Downend, Bristol, BS16 6EA

£450,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this attractive halls adjoining style semi-detached house which is offered for sale with no onward chain.

The property does require modernisation but offers lots of potential for someone seeking a spacious family home situated within easy walking distance of the outstanding Ofsted rated Bromley Heath Infants and Junior schools.

Conveniently positioned for the amenities of Downend 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 accommodation comprises to the ground floor; entrance hall, a bay fronted lounge with double sliding doors that allow use of having a lounge/diner or separate dining room which has French doors that lead out to garden, kitchen/breakfast room with access to a ground floor toilet. To the first floor there are three generous size bedrooms and a family bathroom.

Additional benefits include: electric heating, UPVC double glazed windows, a single sized garage, with adjoining shed, driveway providing ample off street parking and an established garden to the rear and front.

ENTRANCE

Via a storm porch, gas meter, tiled floor, door leading to:

HALLWAY

Oak floor, electric night storage heater, telephone point, under stair storage cupboard housing electric meter and alarm, stairs rising to first floor accommodation, doors leading to lounge/diner and kitchen.

LOUNGE

16'4" (into bay) x 13'0" (4.98m (into bay) x 3.96m)

UPVC double glazed bay window to front, coved ceiling, oak floor, TV point, stone effect feature fireplace with gas coal flame effect fire inset, double sliding doors leading through to dining room.

DINING ROOM

11'6" x 11'3" (3.51m x 3.43m)

UPVC double glazed window to side, oak floor, metal glazed French doors with matching windows leading out to rear garden.

KITCHEN/BREAKFAST ROOM

16'0" x 7'5" (4.88m x 2.26m)

UPVC double glazed window to rear, hand built wall and base units, laminate work top, tiled splash backs, 1 1/2 composite sink bowl unit, space and plumbing for washing machine, space for cooker, space for fridge freezer, door leading to outer lobby.

OUTER LOBBY

Quarry tiled floor, loft hatch, hardwood glazed door to side leading out to garden, door to toilet.

W.C

Opaque glazed window to rear, high level W.C, water tap, quarry tiled floor.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch with pull down ladder (loft boarded with light), doors leading to bedrooms and bathroom.

BEDROOM ONE

16'7" (into bay) x 11'8" (5.05m (into bay) x 3.56m)
UPVC double glazed bay window to front, fitted wardrobes with matching over head cupboards.

BEDROOM TWO

11'8" x 11'2" (3.56m x 3.40m)
UPVC double glazed window to rear, electric meter, built in wardrobes, built in airing cupboard housing hot water tank.

BEDROOM THREE

9'2" x 7'5" (2.79m x 2.26m)
UPVC double glazed bay window to front, built in cupboards, with shelving, electric heater.

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: cast iron bath with electric Triton shower system over, vanity unit with cupboard and wash hand basin inset, concealed W.C, part tiled walls, warm air convector heater.

OUTSIDE

REAR GARDEN

Mature garden mainly laid to lawn, pathway leading to a raised patio, established plants, shrubs and trees, timber framed summer house to back of garden, brick built shed to back of garage, side gated access, enclosed by boundary fencing.

FRONT GARDEN

Laid to stone chippings, plant/shrub borders, pathway to entrance, enclosed by boundary wall.

DRIVEWAY

To front and side of property providing off street parking for several vehicles, leading to garage.

GARAGE

Single detached garage, up and over door, power and light, inspection pit.



Road Map



Hybrid Map



Terrain Map



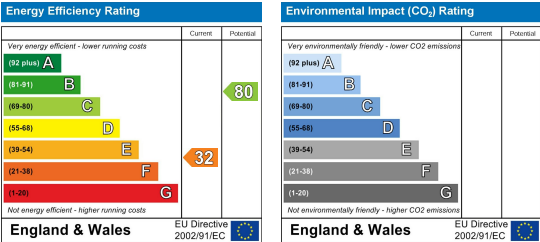
Floor Plan



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.