

HUNTERS[®]

HERE TO GET *you* THERE



Clevedale Court

Cleeve Wood Road, Downend, BS16 2SG

£225,000



Council Tax: C



22 Clevedale Court

Cleeve Wood Road, Downend, BS16 2SG

£225,000



DESCRIPTION

Being sold with NO ONWARD CHAIN and positioned on the first floor this purpose-built property boasts a delightful open plan living space.

As you step into the first floor flat, you are greeted by an entrance hall leading to a bright and airy lounge area that seamlessly flows into the modern kitchen area. The open plan layout creates a sense of space and allows for versatile living arrangements to suit your lifestyle. The kitchen has a range of modern units with integrated appliances to include: oven, hob, dishwasher and washing machine.

Accessed from the inner hallway two generously sized double bedrooms provide ample space with bedroom one having fitted wardrobes. There is also a modern installed bathroom with an electric shower over the bath.

Externally there is a communal parking area and well tended mature communal lawn gardens and a garage within rank to front of block.

Situated in a sought-after location, this property is ideal for those looking to be close to local amenities, schools, and transport links. Whether you're a first-time buyer, downsizing, or seeking an investment opportunity, this flat presents a fantastic option.

COMMUNAL ENTRANCE

The block is accessed via an intercom entry system leading to a communal hall, stairs rising to first and second floor.

ENTRANCE HALLWAY

Wood effect laminate flooring, built in cupboard housing electric meter, door leading to living room/kitchen.

LIVING ROOM/KITCHEN

23'11" x 13'9" (max) (7.29m x 4.19m (max))

Open plan living area incorporating lounge/diner and kitchen, dual aspect double glazed windows to front and rear, wood effect laminate flooring, electric night storage cupboard, intercom phone entry system, range of fitted wall and base units, laminate work top incorporating 1 1/2 stainless steel sink unit with mixer tap, built in stainless steel electric oven and ceramic hob, stainless steel extractor fan hood, integrated dishwasher and washing machine, tiled splash backs, space for fridge freezer, built in cupboard housing immersion heater, door leading to lobby.

LOBBY

Doors leading to bedrooms and bathroom.

BEDROOM ONE

13'11" x 9'8" (4.24m x 2.95m)

Double glazed window to rear, electric night storage heater, built in wardrobe.

BEDROOM TWO

13'9" x 8'6" (4.19m x 2.59m)

Double glazed window to side, electric night storage heater.

BATHROOM

Opaque double glazed window to side, modern white suite comprising: panelled bath, pedestal wash hand basin, close coupled W.C, tiled walls and floor, chrome heated towel radiator, dimplex warm air convector heater, extractor fan, shaver point.

OUTSIDE:

Tel: 0117 956 1234

COMMUNAL GARDENS

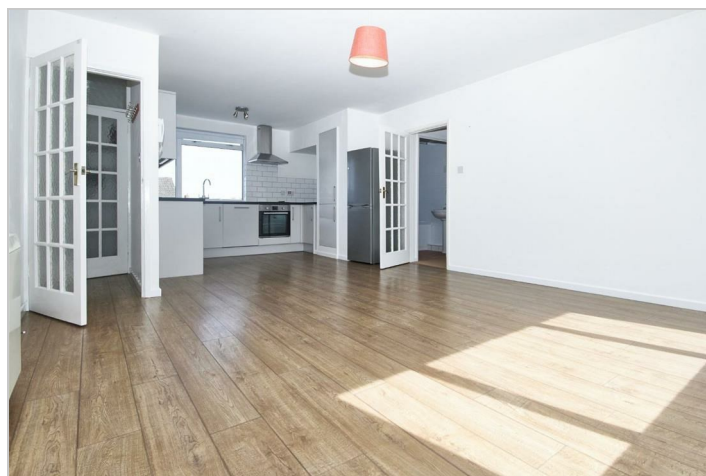
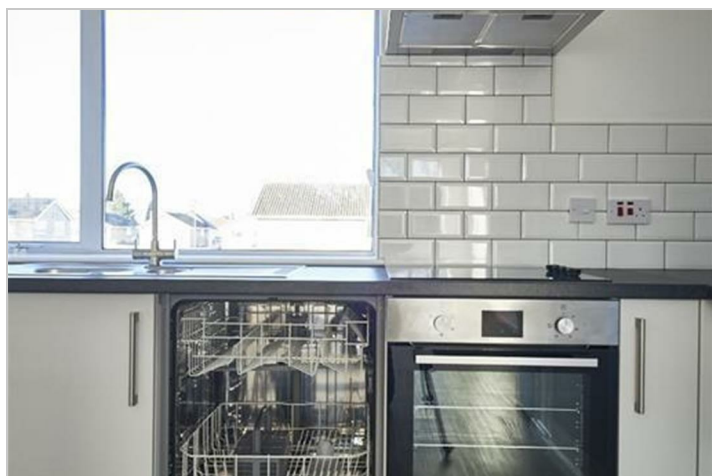
The development has well kept lawn gardens with array of mature shrubs and trees.

COMMUNAL PARKING

There is a communal parking area to front of development.

GARAGE

Single garage located to the front of the development, up and over door access.



Road Map



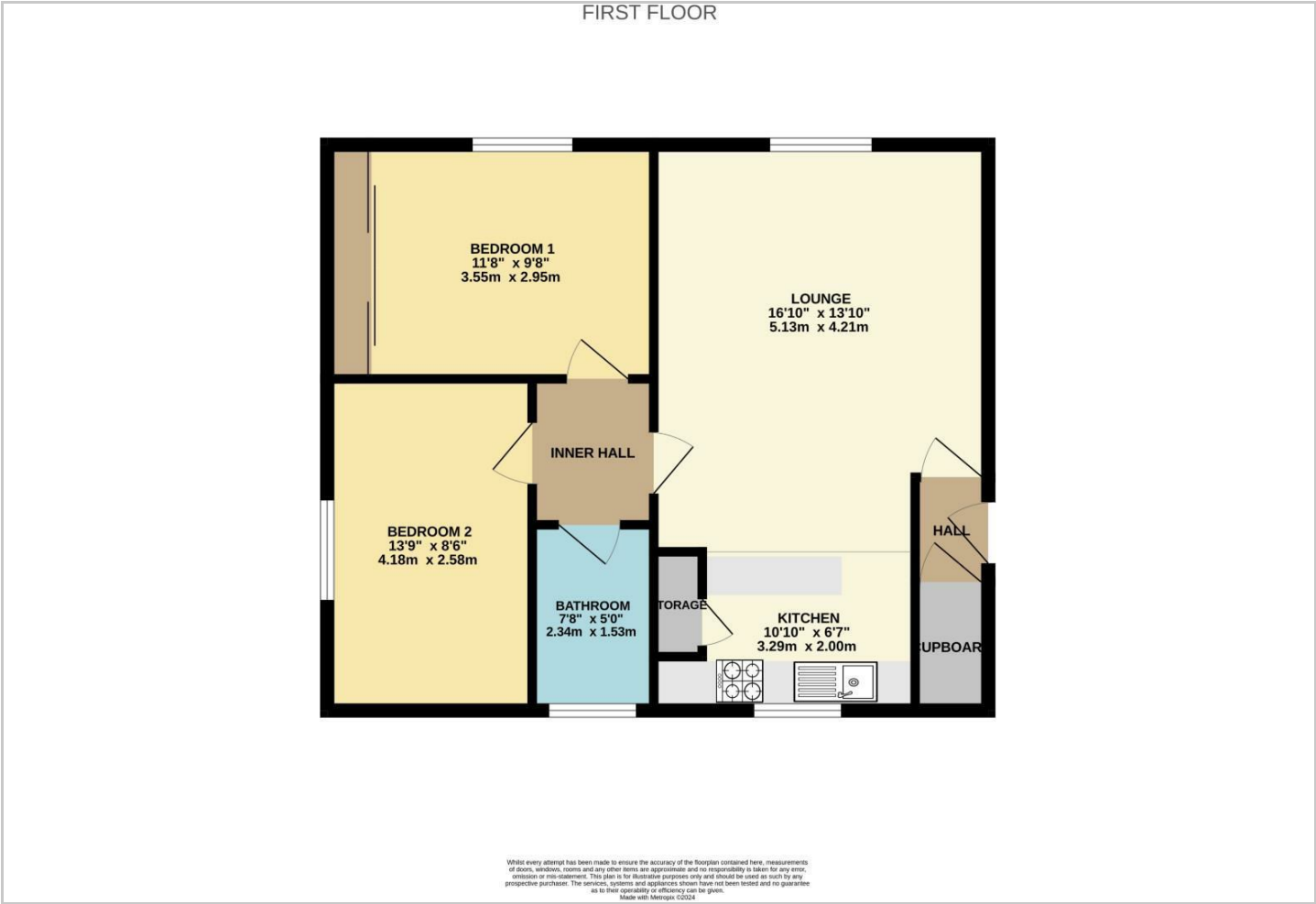
Hybrid Map



Terrain Map



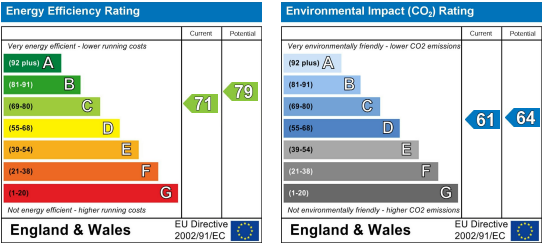
Floor Plan



Viewing

Please contact our Hunters Downend Lettings 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.