

HUNTERS®

HERE TO GET *you* THERE



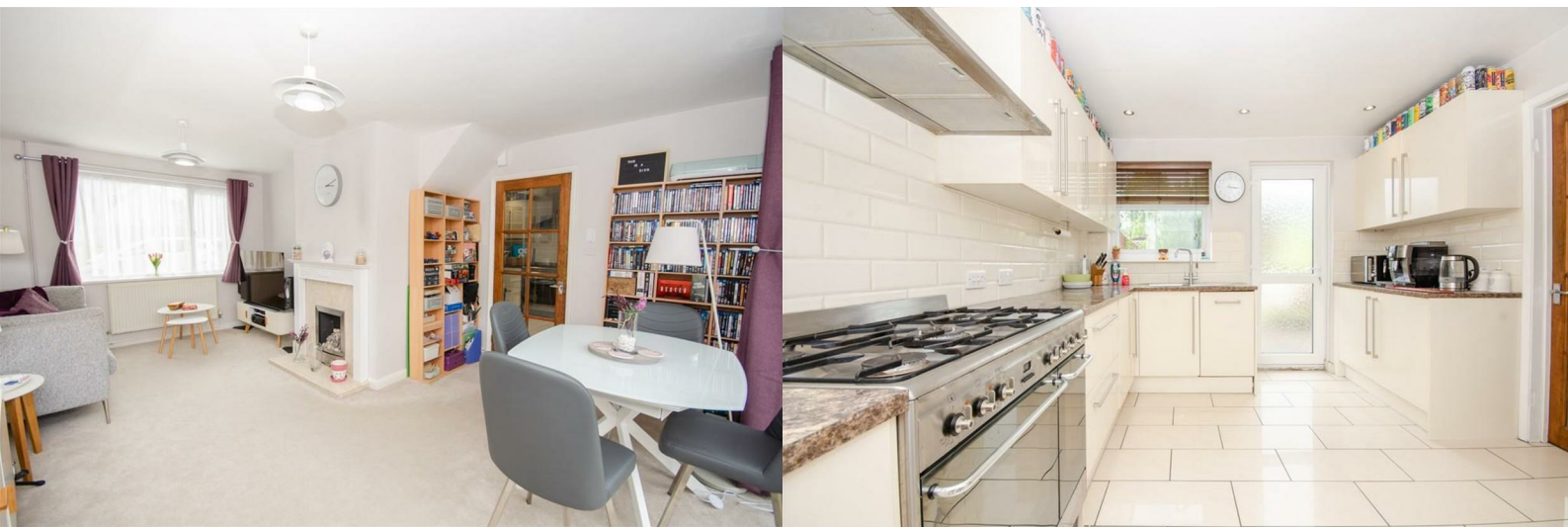
Beaufort Road

Downend, Bristol, BS16 6UG

£335,000



Council Tax: B



44 Beaufort Road

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DESCRIPTION

Hunters are pleased to bring to the market this spacious terrace family home located within this popular location in Downend. Displayed throughout in excellent condition the accommodation comprises: porch, entrance hallway, 19ft lounge/diner with feature fireplace and French doors leading out to rear garden, kitchen/breakfast room with modern high gloss units. To the first floor can be found 3 generous size bedrooms, a modern shower room and additional W.C.

Externally there is a good size rear garden which is laid to lawn and patio and brick paved driveway to front which provides off street parking for 2/3 cars.

The property is conveniently positioned within easy reach of both Downend and Emersons Green amenities which include many shops, coffee shops, restaurants, doctors and dentists, whilst being a short walk to several schools including Blackhorse Primary and Downend Secondary.

The area has good transport links being within close proximity of The Ring Road, M32, M4/M5 access and Bristol Cycle Path.

ENTRANCE PORCH

Access via UPVC double glazed door, tiled effect laminate floor, hardwood opaque glazed door with matching side window unit leading to hallway.

HALLWAY

Radiator, tiled floor, under stair recess, stairs rising to first floor, door to kitchen.

KITCHEN/BREAKFAST ROOM

16'5" 9'11" (5.00m 3.02m)

UPVC double glazed window to rear, opaque UPVC double glazed door leading out to rear garden, range

of cream high gloss wall and base units, granite effect laminate work top, single stainless steel sink bowl unit with mixer tap, tiled splash backs, space for range oven, stainless steel extractor fan hood, integrated dishwasher and washing machine, space for fridge freezer, LED downlighters, door to utility cupboard (opaque UPVC double glazed window to front and space for tumble dryer), door to lounge/diner.

LOUNGE/DINER

19'2" (max) x 13'8" (5.84m (max) x 4.17m)

UPVC double glazed window to front, UPVC double glazed French doors with matching side window panels leading out to rear garden, 2 radiators, TV point, feature marble effect fireplace with wood mantel surround and housing a gas flame effect fire.

FIRST FLOOR ACCOMMODATION:

LANDING

Doors leading to bedrooms, shower room and W.C.

BEDROOM ONE

13'3" (max) x 12'5" (4.04m (max) x 3.78m)

UPVC double glazed window to front, radiator, built in cupboard with hanging rail, loft hatch.

BEDROOM TWO

12'5" (max) x 10'7" (3.78m (max) x 3.23m)

UPVC double glazed window to front, radiator.

BEDROOM THREE

8'9" (max) x 8'7" (2.67m (max) x 2.62m)

UPVC double glazed window to rear, radiator, built in cupboard housing Worcester combination boiler.

SHOWER ROOM

Two opaque UPVC double glazed windows to rear, modern suite comprising: 2 drawer vanity unit with wash hand basin inset, close coupled W.C, large walk in shower enclosure with glass shower screen housing mains shower system with drench head, tiled walls and floor, heated towel radiator, LED downlighters, extractor fan.

W.C

Access via oak sliding door, close coupled W,C with built in wash hand basin, part tiled walls.

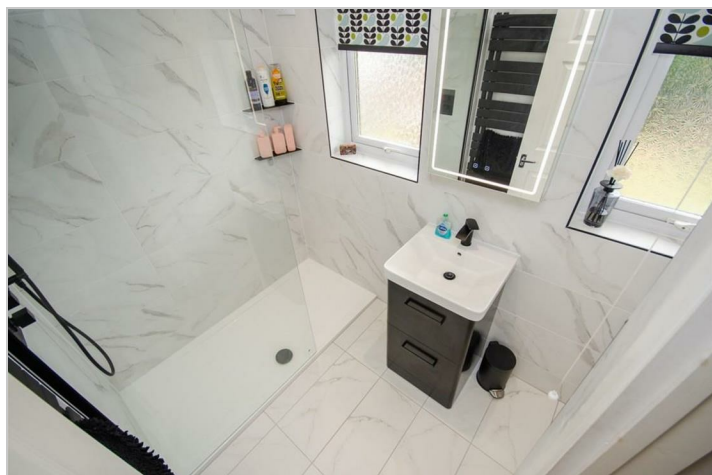
OUTSIDE:

REAR GARDEN

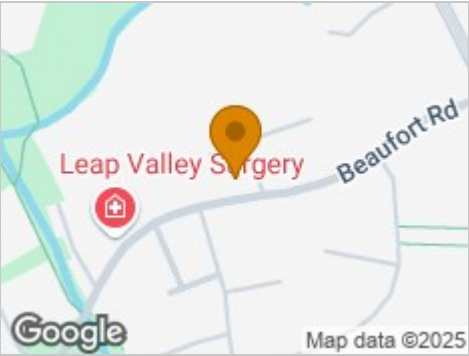
Good size garden laid mainly to lawn with full width stone patio, plant/shrub borders, double power socket, water tap, security light, timber framed shed, gated rear access, enclose by boundary fencing.

DRIVEWAY

Brick paved driveway to front of property providing off street parking for 2/3 cars.



Road Map



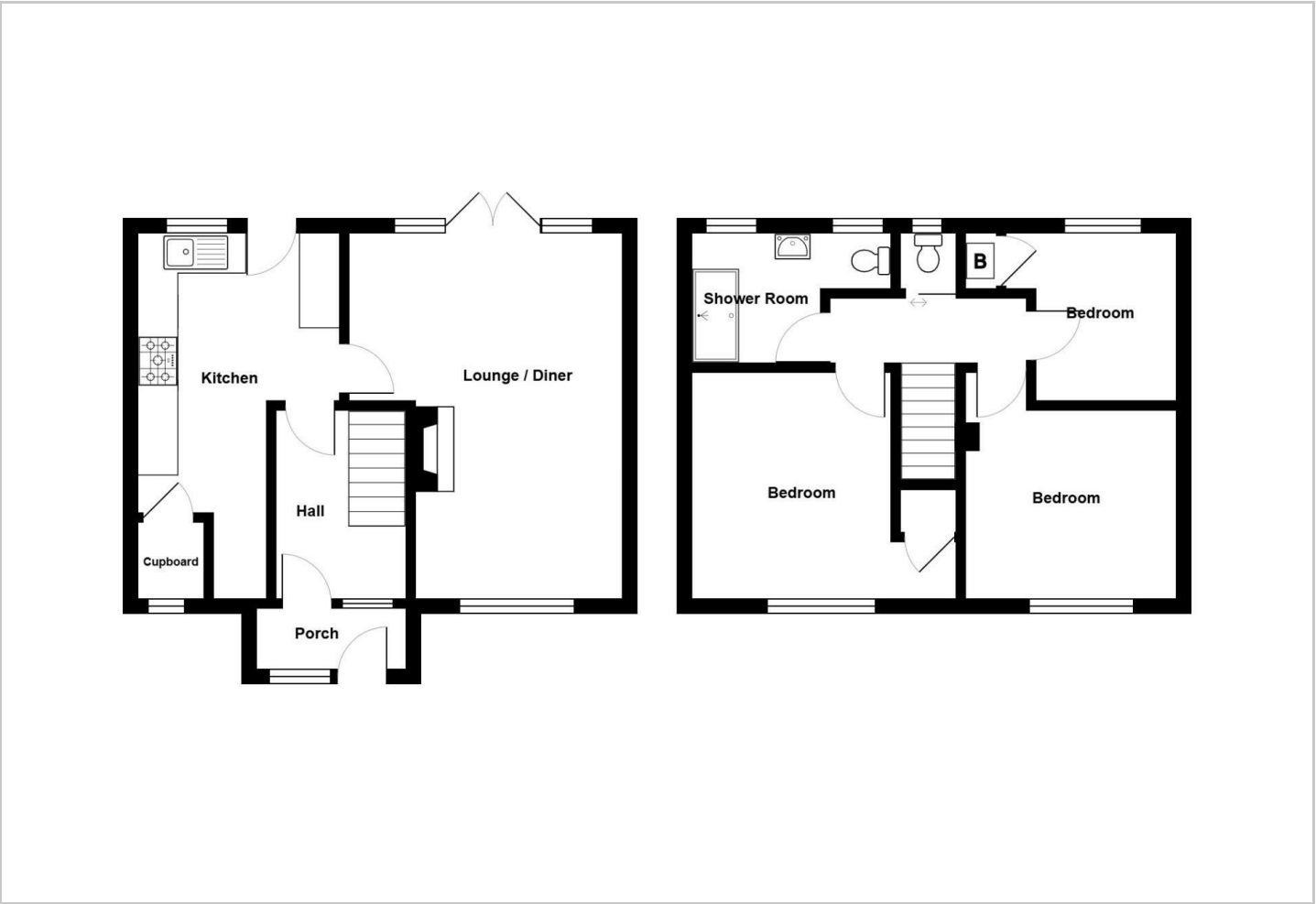
Hybrid Map



Terrain Map



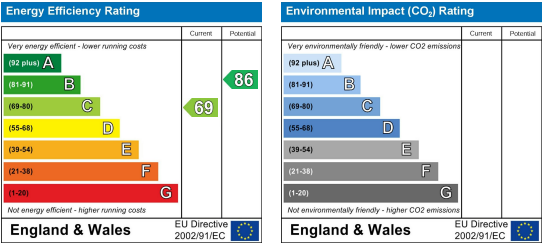
Floor Plan



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.