

HUNTERS[®]

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Baugh Gardens

Downend, Bristol, BS16 6PN

£450,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this 1950's built semi-detached family home located within a highly sought after cul-de-sac which is conveniently situated a short walk to Bromley Heath Junior and Infant schools and local park. The area offers excellent transport links for The Ring Road, major motorway networks and for the Bristol Cycle Path.

The amenities of Downend are close by and offer a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

The property is offered for sale with no onward chain and offers spacious living accommodation which comprises to the ground floor: entrance hallway, lounge with large bay window and original open tiled fireplace, separate dining room, fitted kitchen, utility, cloakroom and conservatory. To the first floor can be found three generous size bedrooms, the master bedroom an impressive 16ft plus into it's large bay window and a bathroom with over bath shower. The property benefits from having both double glazing and gas central heating.

Externally there are good size lawn front and rear gardens, a brick paved driveway providing ample off street parking and an attached single garage.

ENTRANCE PORCH

Access via UPVC opaque double glazed doors, hardwood opaque glazed door with matching side window panels leading to hallway.

HALLWAY

Double radiator, under stair storage cupboard housing gas and electric meter, stairs rising to to first floor, doors leading to bedrooms and bathroom.

LOUNGE

15'9" (into bay) x 13'2" (4.80m (into bay) x 4.01m)
UPVC double glazed bay window to front, picture rail, radiator, original feature tiled open fireplace.

DINING ROOM

12'2" x 12'1" (3.71m x 3.68m)
Picture rail, feature marble effect fireplace with gas coal flame effect fire inset, double radiator, hardwood double doors with matching side window panels leading through to conservatory.

KITCHEN

11'7" x 7'7" (3.53m x 2.31m)
UPVC double glazed window to side, range of white high gloss wall and base units, laminate work top incorporating a single composite sink bowl unit with mixer tap, tiled splash backs, space for cooker (gas cooker point), space for under counter fridge, radiator, door to utility.

UTILITY

8'0" x 5'2" (2.44m x 1.57m)
UPVC double glazed window to rear, white high gloss base units with laminate work top, tiled splash backs, radiator, built in storage cupboard, doors leading to cloakroom and conservatory.

CLOAKROOM

Opaque UPVC double glazed window to side, low level W.C, wash hand basin, tiled walls.

LEAN-TO CONSERVATORY

11'1" x 10'5" (3.38m x 3.18m)
Opaque UPVC double glazed window panels to side, UPVC double glazed window panels with matching French doors to rear leading out to rear garden, double polycarbonate roof, double radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Opaque UPVC double glazed window to side, loft hatch, doors leading to bedrooms and bathroom.

BEDROOM ONE

16'8" (into bay) x 11'9" (5.08m (into bay) x 3.58m)

UPVC double glazed window to front, radiator, built in cupboard to alcove.

BEDROOM TWO

13'2" x 12'1" (4.01m x 3.68m)

UPVC double glazed window to rear, radiator, built in cupboards with hanging rails and shelving.

BEDROOM THREE

8'9" x 7'11" (2.67m x 2.41m)

UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with electric shower system over, pedestal wash hand basin, close coupled W.C, part tiled walls, radiator.

OUTSIDE:

REAR GARDEN

Good size garden laid mainly to lawn, paved patio, concrete pathway from front to back of garden, well stocked plant and shrub borders, apple tree, fishpond, courtesy door, enclosed by boundary fencing.

FRONT GARDEN

Large frontage laid to lawn, brick paved pathway to entrance, enclosed by boundary wall and fencing.

DRIVEWAY

Large driveway laid to brick paving providing off street parking for several vehicles.

GARAGE

Single attached garage, up and over door to front, courtesy door with access to rear garden, power and light.



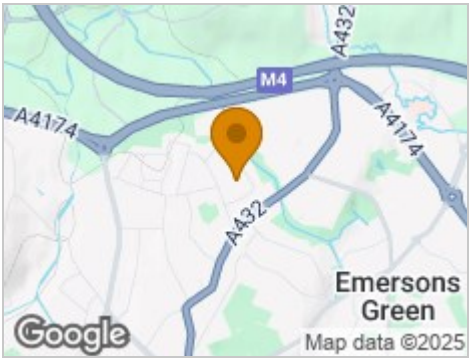
Road Map



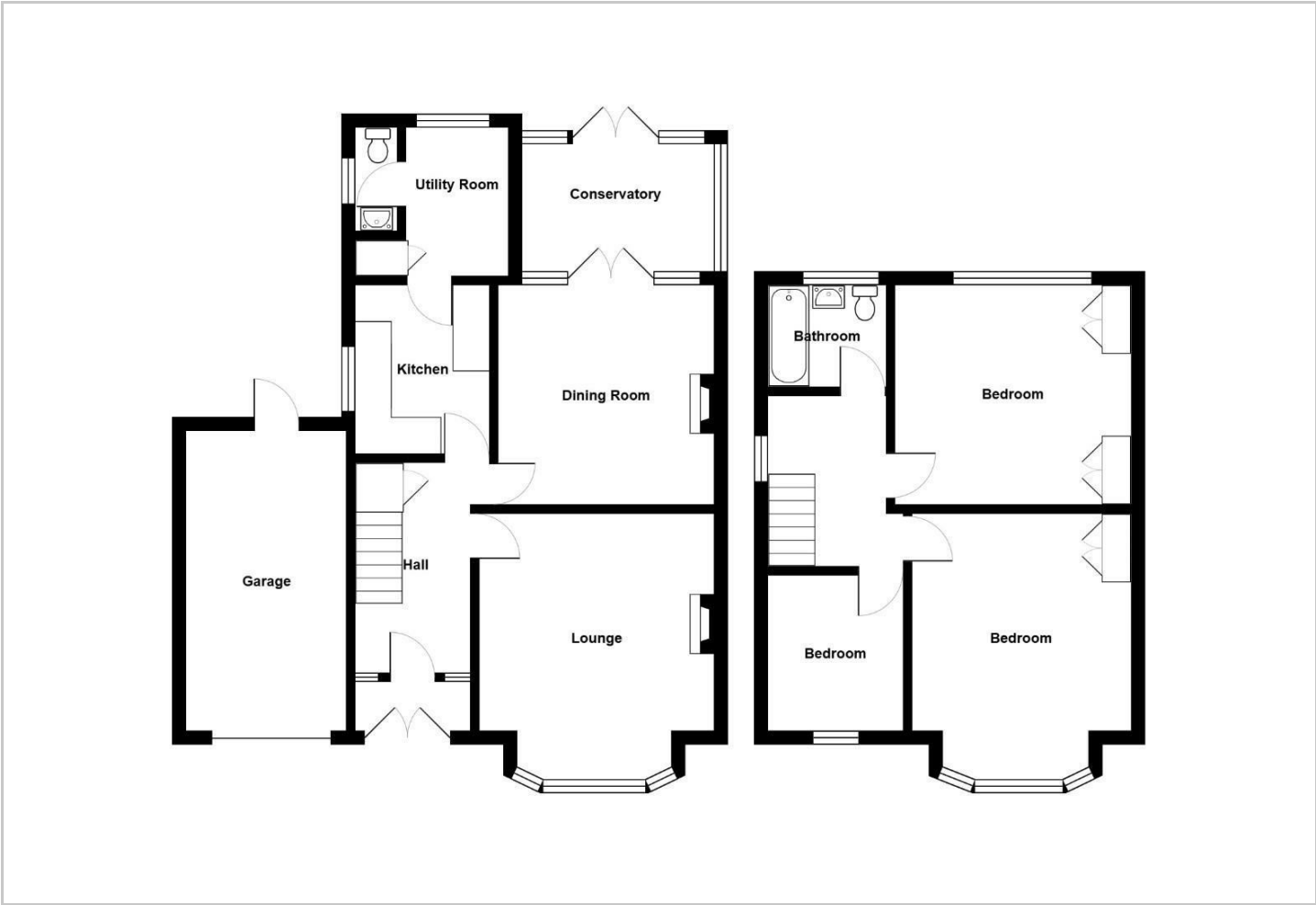
Hybrid Map



Terrain Map



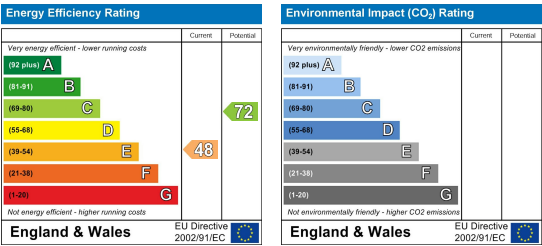
Floor Plan



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.