

HUNTERS®

HERE TO GET *you* THERE



Badminton Road

Downend, Bristol, BS16 6BX

£575,000



Council Tax: E



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market with no chain this attractive detached bungalow offering versatile accommodation for a range of buyers including those looking for low maintenance on the level accommodation or families looking for spacious living accommodation.

The well presented living accommodation comprises in brief: entrance hallway, 24ft living room leading to a conservatory, a 26ft kitchen/diner, utility and cloakroom, 3 bedrooms and large family bathroom.

Externally there are well tended good sized front and rear gardens, tandem garage with electric roller shutter door, driveway providing off street parking for several vehicles and a fantastic brick built outhouse which offers a multiple choice of uses and offering huge potential for conversion into annex accommodation (subject to necessary consents).

The property is centrally located, a short walk to Downend High street and it's array of shops, coffee shops and restaurants whilst offering excellent transport links.

Seldom do bungalows of this style and size come to the open market, therefore an early inspection is highly recommended.

ENTRANCE HALLWAY

Access via a composite opaque double glazed door, oak effect laminate flooring, radiator, loft hatch with pull down ladder (loft fully boarded with Velux window to side), coved ceiling, doors leading to Inner hallway and bedrooms.

BEDROOM ONE

11'10" x 10'7" (3.61m x 3.23m)

UPVC double glazed window to front, coved ceiling, double radiator, oak effect laminate flooring, range of fitted bedroom furniture to include wardrobes with matching drawers and cupboards.

BEDROOM TWO

10'4" x 10'2" (3.15m x 3.10m)

UPVC double glazed window to rear, coved ceiling, double radiator, oak effect laminate flooring.

BEDROOM THREE

10'1" x 8'8" (into bay) (3.07m x 2.64m (into bay))

UPVC double glazed bay window to front, coved ceiling, oak effect laminate flooring.

INNER HALLWAY

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Radiator, door leading to kitchen/diner, archway to living room, doors to kitchen/diner and bathroom.

LIVING ROOM

24'4" x 10'3" (7.42m x 3.12m)

UPVC double glazed window to side, coved ceiling, 2 double radiators, marble effect feature fireplace with electric flame effect fire inset, double glazed patio door leading through to conservatory.

CONSERVATORY

10'5" x 8'9" (3.18m x 2.67m)

UPVC double glazed window to rear and side, double polycarbonate roof, UPVC double glazed French doors leading out to rear garden.

KITCHEN/DINER

26'1" x 11'11" (7.95m x 3.63m)

Dual aspect UPVC double glazed windows to rear and side, ceiling fan, range of light oak wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, space for oven, built in ceramic hob, extractor fan hood, tiled splash backs, space for under counter fridge or freezer, hardwood opaque glazed door to side leading out to utility.

UTILITY

8'9" x 5'5" (2.67m x 1.65m)

UPVC double glazed window to rear, laminate work top,

space for washing machine and tumble dryer space for fridge freezer, door to cloakroom.

CLOAKROOM

Hardwood glazed window to front, close coupled W.C, wash hand basin, wash hand basin, tiled walls and floor.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath, vanity unit with wash hand basin inset, concealed W.C, shower enclosure housing a mains controlled shower system, chrome heated towel radiator, tiled walls, eyeball spotlights, extractor fan

OUTSIDE:

REAR GARDEN

Full width patio providing ample off street parking electric controlled sun canopy, good size well tended lawn, gated side access, plant and shrub borders, greenhouse, water tap, courtesy doors to garage and outhouse, enclosed by boundary wall and fence.

OUTBUILDING

26'5" (max) x 17'5" (8.05m (max) x 5.31m)

Detached brick built outbuilding with tiled pitched roof. Currently use as a playroom, Ideal use as a home office or gym, UPVC double glazed windows to front and side, power and light. Potential to be converted to annex accommodation (subject to necessary buildings consents).

GARAGE

30'8" x 8'2" (9.35m x 2.49m)

Large tandem garage, electric roller shutter door entry, power and light, water tap.

FRONT GARDEN

Large frontage low maintenance garden laid to stone and bark chippings, plant/shrub borders, crazy paving, pathway to entrance, enclosed by boundary wall and hedgerow.

DRIVEWAY

Brick paved driveway to front and leading down side of property providing off street parking for several vehicles, leading to garage.

ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



Road Map



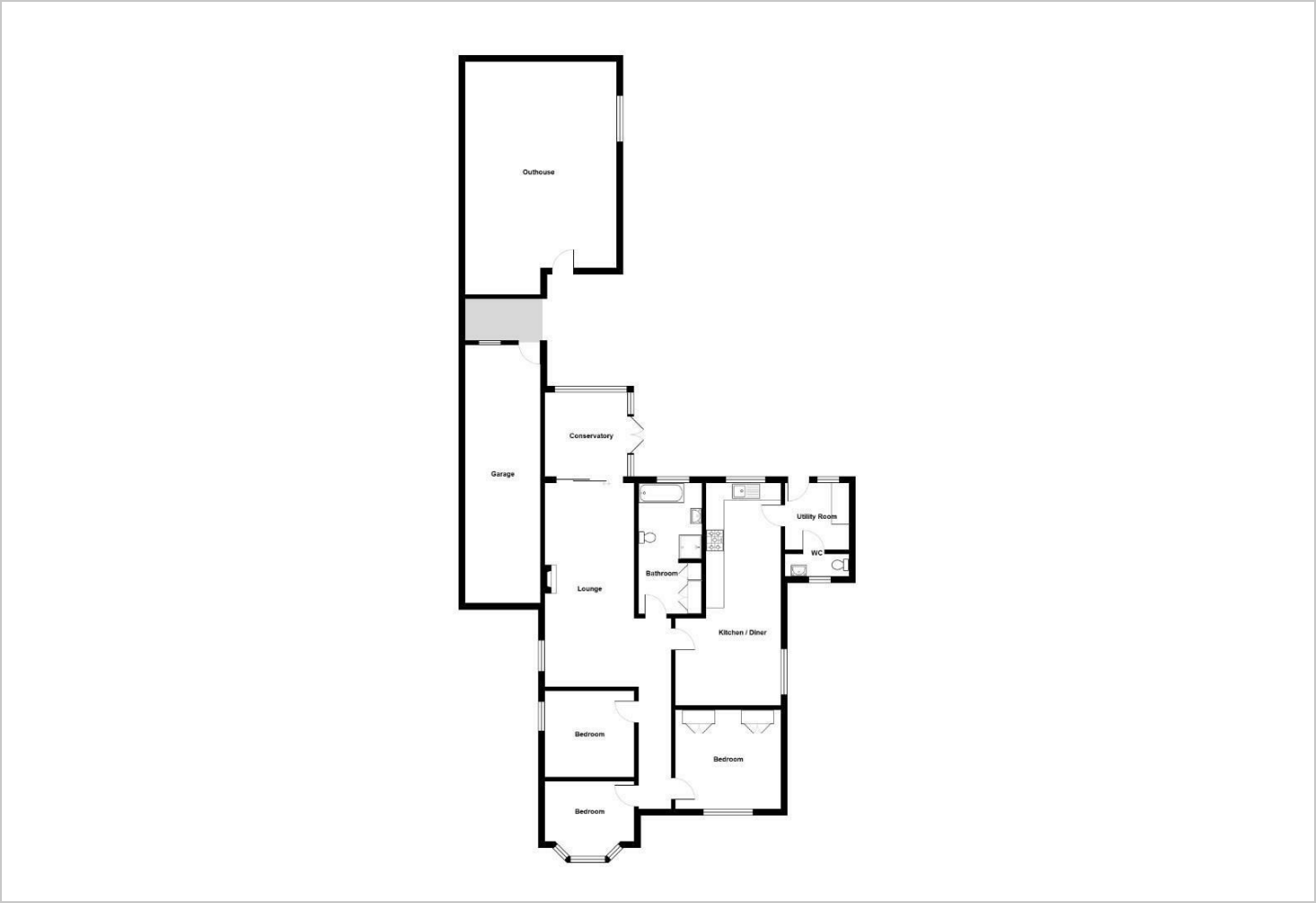
Hybrid Map



Terrain Map



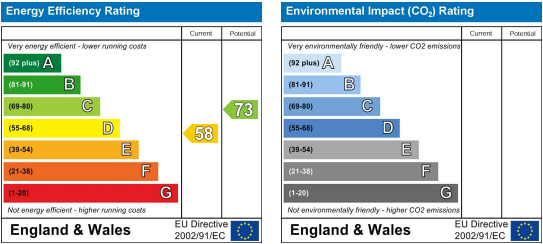
Floor Plan



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.