

# HUNTERS®

HERE TO GET *you* THERE



## Coronation Road

Downend, Bristol, BS16 5SN

£335,000



Council Tax:





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£335,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this bay fronted semi-detached property located conveniently 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, library, coffee shops, restaurants, doctors surgeries and dental practices.

The property does require modernisation throughout and comprises to the ground floor; lounge, dining room and kitchen. To the first floor there are three bedrooms and shower room.

Additional benefits include; rear garden, garage, off street parking and gas central heating.

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## ENTRANCE

Via opaque double glazed double doors leading into an entrance porch.

## ENTRANCE PORCH

Via a part stained glazed door with stained glazed surround leading into an entrance hall.

## ENTRANCE HALL

Low level cupboards housing gas and electric meter and consumer unit, under stairs storage cupboard, radiator, stairs leading to first floor accommodation and doors leading into lounge, dining room and kitchen.

## LOUNGE

14'3" (into bay) x 12'2" (4.34m (into bay) x 3.71m)  
Double glazed bay window to front, picture rail, TV

aerial point, gas fire, two radiators, opaque glazed sliding double doors leading into dining room.

## DINING ROOM

12'6" x 11'3" (3.81m x 3.43m)

Window to rear, picture rail, radiator, door leading into lean to.

## KITCHEN

13'7" x 9'4" (4.14m x 2.84m)

Double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, wall and base units, roll edged worksurface, gas cooker point, plumbing for washing machine, plumbing for dishwasher, space for a large fridge freezer, Worcester boiler supplying gas central heating, uPVC double glazed door leading into lean to.

## LEAN-TO

12'9" x 5'0" (3.89m x 1.52m)

Window to rear, door leading into W.C. storage cupboard, opaque glazed door leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Double glazed window to side, over stairs storage cupboard, doors leading into all first floor rooms,

### BEDROOM ONE

14'2" (into bay) x 9'9" (4.32m (into bay) x 2.97m)

Double glazed bay window to front, fitted wardrobes with drawer unit and over head storage cupboards, two radiators.

## BEDROOM TWO

12'6" x 11'9" (3.81m x 3.58m)

Window to rear, airing cupboard, radiator.

## BEDROOM THREE

8'3" x 6'3" (2.51m x 1.91m)

Double glazed window to front, radiator.

## SHOWER ROOM

6'4" x 5'5" (1.93m x 1.65m)

Opaque glazed window to rear, white suite comprising; shower with fitted seat and grab rails, W.C. and wash hand basin, half tiled walls, chrome heated towel rail.

## OUTSIDE

### FRONT GARDEN

Small area of lawn with herbaceous borders, wooden gate providing side pedestrian access.

### OFF STREET PARKING

Block paved area located in front of the garage providing an off street parking space.

## GARAGE

16'10" x 8'7" (5.15 x 2.64)

Single sized garage with metal up and over door.

## REAR GARDEN

Paved patio leading to an area of lawn with established herbaceous borders, water tap, garden surround by wooden fencing and boundary wall.

## 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



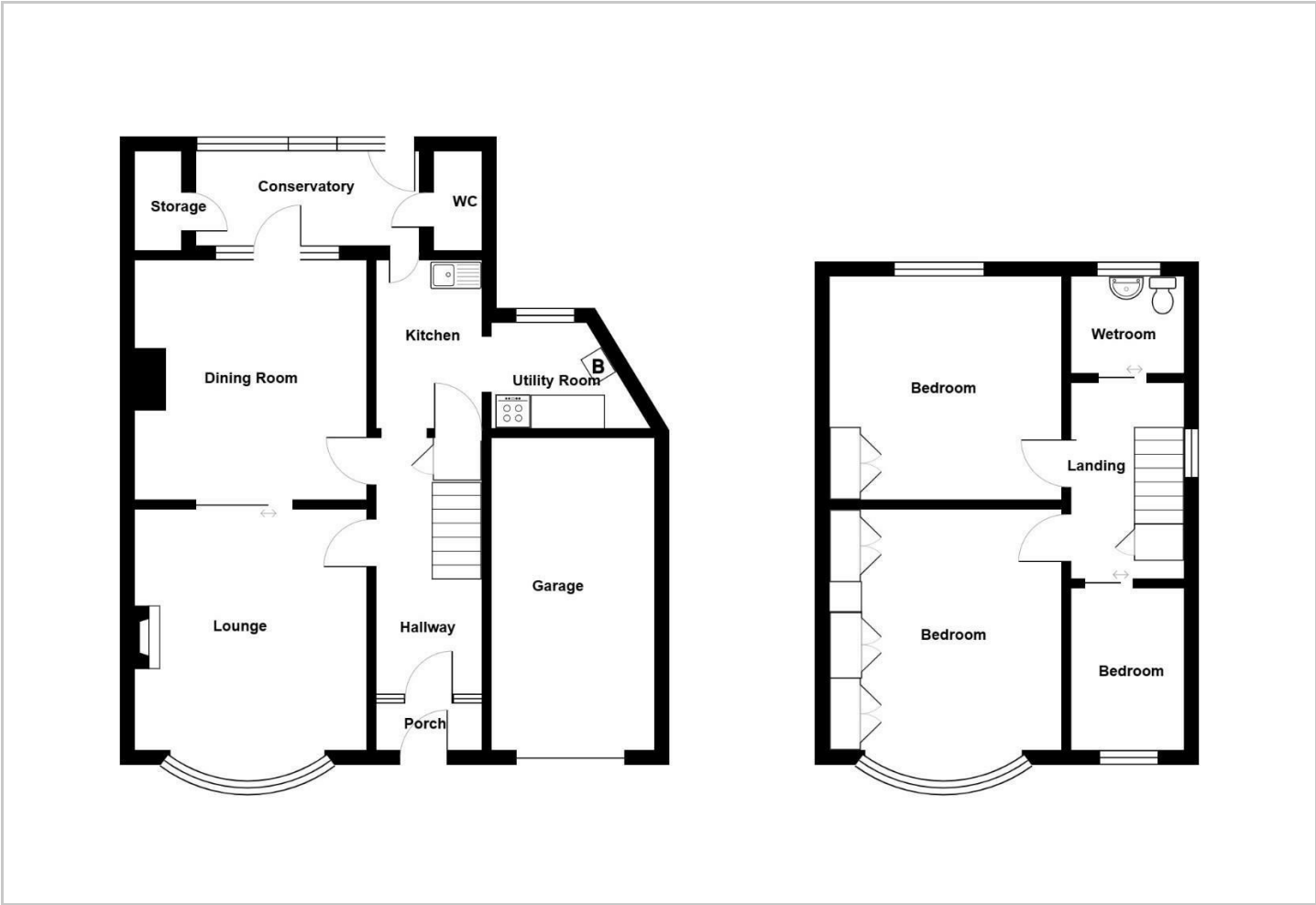
Hybrid Map



Terrain Map



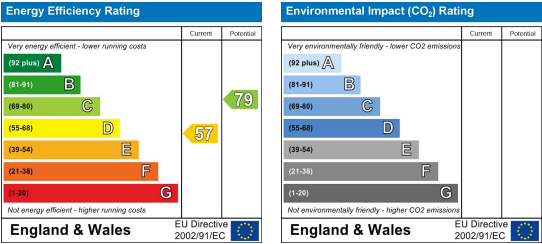
Floor Plan



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.