

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Buckingham Place

Downend, Bristol, BS16 5TN

£450,000



Council Tax: E





# 40A Buckingham Place

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£450,000



## DESCRIPTION

Hunters are pleased to offer for sale with no onward chain this very individual built link detached family home located within the heart of Downend village. The property is conveniently positioned on the doorstep of the High street with it's array of shops, coffee shops and restaurants, whilst bring a short walk to several local schools, including Downend Secondary. Both Page Park and King George V playing fields offering fantastic outdoor space are within easy access.

The property offers spacious living accommodation which comprises: entrance hallway, lounge and dining room both with French doors that lead out to the side garden, fitted kitchen and cloakroom, To the first floor can be found 4 generous sized bedrooms, master bedroom with en-suite shower room and shower room.

The property further benefits from having: double glazing, gas central heating, well tended front, side and rear gardens, an integral garage and driveway providing off street parking space.

## ENTRANCE HALLWAY

Hardwood opaque glazed front door. opaque glazed window to front, radiator, wood effect parquet style vinyl flooring, double radiator, stairs rising to first floor, doors leading through to: cloakroom, lounge and kitchen.

## CLOAKROOM

Close coupled W.C, wash hand basin, tiled splash backs, tiled effect flooring, extractor fan.

## LOUNGE

19'4" x 13'5" (5.90m x 4.11m)

Hardwood double glazed windows to front and side, UPVC double glazed window to side, UPVC double glazed French doors leading out to side garden, marble effect feature fireplace with wood mantel surround, 3 wall lights, TV point, double radiator, ceiling rose, hardwood double doors leading through to dining room.

## DINING ROOM

10'11" x 8'6" (3.33m x 2.59m)

UPVC double glazed to rear, ceiling rose, wall light, wood effect parquet style vinyl flooring, radiator, UPVC double glazed French doors leading out to side garden, door to kitchen.

## KITCHEN

11'8" x 11'2" (3.56m x 3.40m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work tops, 1 1/2 composite sink bowl unit with mixer tap, tiled splash backs, space for under counter fridge and freezer, built in stainless steel electric oven and ceramic hob, space and plumbing for washing machine and dishwasher, wall mounted Worcester boiler, door to garage.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Feature window to front, loft hatch, double doors leading to airing cupboard housing hot water tank, doors leading to bedrooms and bathroom. doors leading through to bedrooms and bathroom.

## GARAGE

19'6" x 9'4" (5.79m;1.83m x 2.84m)

Large single integral garage, light, up and over door, door out to rear garden

## BEDROOM ONE

16'7" (max) x 12'7" (5.05m (max) x 3.84m)

UPVC double glazed window to side, 2 double fitted wardrobes, double radiator, door leading to en-suite shower room.

## EN-SUITE SHOWER ROOM

Opaque UPVC double glazed window to front, large shower enclosure housing a Mira shower system, part tiled walls, wood effect flooring, extractor fan, door to cloakroom

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## CLOAKROOM

Velux window to side, close coupled W.C, pedestal wash hand basin, bidet, extractor fan, part tiled walls, wood effect flooring.

## BEDROOM TWO

11'0" x 12'7" (max) (3.35m x 3.84m (max))

UPVC double glazed dual aspect windows to rear and side, radiator, triple fitted wardrobe with matching dressing table.

## BEDROOM THREE

7'9" x 9'5" (2.36m x 2.87m)

UPVC double glazed window to front, radiator, triple fitted wardrobe.

## BEDROOM FOUR

9'4" x 7'9" (2.84m x 2.36m)

UPVC double glazed window to rear, radiator, triple fitted wardrobe.

## SHOWER ROOM

Opaque UPVC double glazed window to rear, large walk in shower enclosure housing a Triton shower system, pedestal wash hand basin, close coupled W.C, radiator, shaver point, part tiled walls, tiled effect flooring.

## OUTSIDE:

## SIDE GARDEN

Good sized lawn with full width stone patio, plan/shrub borders, variety of trees, enclose by boundary stone wall.

## REAR GARDEN

Low maintenance garden laid to stone patio, plant/shrub borders, small glass greenhouse, water tap, enclosed by boundary fence and stone wall.

## FRONT GARDEN

Laid to stone patio slab with matching pathway, gas and electric meter cupboards, enclosed by boundary stone wall.

## DRIVEWAY

To front of garage, laid to tarmac, providing off street parking space.



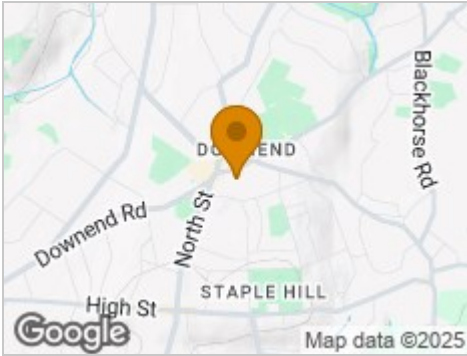
Road Map



Hybrid Map



Terrain Map



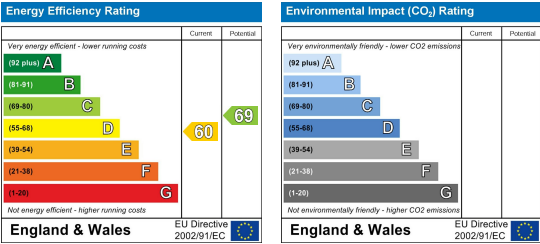
Floor Plan



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.