



## 2 Downend Road

Fishponds, Bristol, BS16 5AP

£352,800



Hunters are delighted to offer for sale this 3 bedroom period town house located in a position close to Fishponds high street offering a great selection of eatery's, supermarkets and a variety of shops also bus routes leading into Bristol centre. Internally this spacious home briefly comprises to the ground floor, a front lounge, a 2nd reception room, modern fitted kitchen and exterior access to a utility room. To the first floor you will find the master bedroom along with a stunning 4 piece bathroom, along with a further 2 bedrooms to the 2nd floor. Further benefits include, gas central heating, dg windows, and a rear garden.



## Entrance

Via opaque double glazed door to ...

## Hallway

Natural wood flooring, stairs to first floor.

## Lounge 14'2" x 10'10" (4.32m x 3.31m)

Dimension into bay and recess. Double glazed window to front, fitted radiator, arched fireplace with wood mantle surround.

## Sitting Room/Second Reception Room 14'0" x 11'0" (4.27m x 3.36m)

Double glazed French doors to rear opening up onto the rear garden, tiled fitted flooring arched feature fireplace with wood mantle surround, fitted radiator, under stairs storage area.

## Kitchen 12'11" x 6'6" (3.94m x 1.99m)

Double glazed window to side, wall mounted gas combination boiler serving central heating and hot water. A modern fitted kitchen with a good range of base and wall fitted units with roll topped working surfaces with decorative tiled splash back incorporating a single bowl sink, fitted gas cooker, space for separate fridge and freezer, fitted radiator.

## Utility Room 7'8" x 6'3" (2.36m x 1.92m)

Double glazed window to rear, double glazed door, work surface, plumbing for automatic washing machine and space for dryer under, fitted radiator, wood grain effect flooring.

## First Floor Landing

Stairs to second floor.

## Bedroom 1 14'4" x 13'2" (4.38m x 4.03m)

Double glazed window to front, fitted radiator.

## Bathroom 14'3" x 8'10" (4.36m x 2.70m)

Opaque double glazed window x 2 to rear. Superb four piece bathroom with free standing rolled top bath, circular bowl sink into storage unit with cupboard and drawers below, low level w.c. double shower tray with overhead shower which runs off of the mains system, wall mounted heated towel rail, natural wood flooring, fitted radiator.

## Second Floor Landing

Built in storage cupboard.

## Bedroom 2 12'4" x 10'3" (3.76m x 3.13m)

Double glazed window to front, fitted radiator.

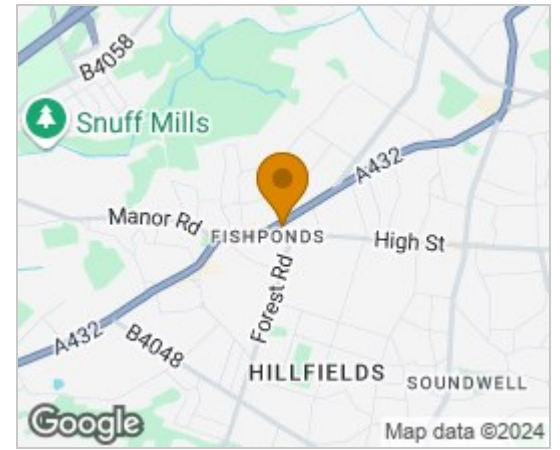
## Bedroom 3 10'0" x 8'11" (3.06m x 2.73m)

Double glazed window to rear, fitted radiator.

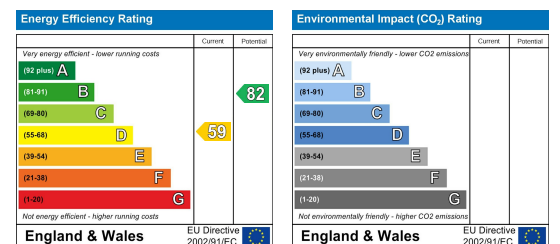
## Exterior

To the rear has a modest enclosed garden with natural walled borders mainly having mature planting. To the front has a modest garden mainly laid to concrete pathway to leading to front door.

## Area Map



## 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.

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