



## 37 Sutherland Avenue, Downend, Bristol, BS16 6QW

£450,000

Situated in this very popular location, backing on to King Georges Playing Fields and a short distance to all of Downend amenities is this well presented and deceptively spacious semi detached home, ideal for a growing family. In brief the accommodation comprises hallway, lounge diner, modern kitchen breakfast room, study, shower room and garage with electric door on the ground floor. Upstairs are three generous bedrooms and large bathroom. Outside to the front is a lovely landscaped low maintenance drive and garden, with an ample sized garden to the rear. With gas central heating, upvc double glazing and the benefit of the sellers having found with no onward chain, viewing is highly recommended. Council Tax Band D, Energy Rating C.

- Popular Location
- Semi Detached
- Three Bedrooms
- Lounge Diner
- Study and Shower Room
- Garage with Electric Door
- Kitchen Breakfast Room
- Well Presented
- Off Street Parking
- Backs on to Fields

### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.

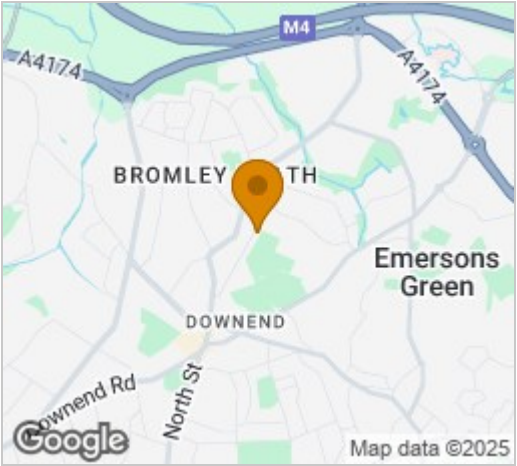




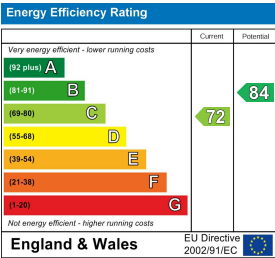
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.