HUNTERS®

HERE TO GET *you* THERE



Bromley Heath Road

Downend, Bristol, BS16 6JJ

£460,000

3 1 2 D

Council Tax: D





144 Bromley Heath Road

Downend, Bristol, BS16 6JJ

£460,000





DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this impressive extended semi-detached family home which is located conveniently for access onto the ring road, major commuting routes and for the Bristol cycle path. This property is also well positioned for the amenities of both Downend and Emersons Green and for the ever Bromley Heath Infant and Junior Schools.

The accommodation is displayed throughout in excellent condition in brief comprising to the ground floor; entrance hall, lounge, dining room and a stylish kitchen/breakfast room with integrated fridge freezer, and dishwasher and bi-folding doors leading out to garden. To the first floor there are three generous size bedrooms and a modern bathroom suite with a separate shower cubicle.

Additional benefits include; a garage, a brick paved driveway providing ample off street parking spaces, a Worcester boiler supplying gas central heating, UPVC double glazed windows and a well tended rear garden which is mainly laid to lawn with patio and decking.

ENTRANCE HALLWAY

Access via a double glazed door, circular leaded UPVC double glazed window to side, coved ceiling, under stairs storage cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, double radiator, Amtico Herringbone effect flooring, alarm control panel, spindled staircase leading to first floor accommodation and doors leading into all ground floor rooms.

LOUNGE

14'1" (into bay) x 12'5" (4.29m (into bay) x 3.78m)

UPVC double glazed bay window to front with wood shutter, fireplace housing an electric flame effect fire, TV point, double radiator.

KITCHEN/BREAKFAST ROOM

16'6" (max) x 15'9" (max) (5.03m (max) x 4.80m (max))

Dual aspect UPV double glazed windows to rear and side, 2 Velux windows, L shaped, Magnet fitted kitchen (installed 2020), ranged of fitted Mat Grey wall and base units, laminate work top, tiled splash backs, composite 1 1/2 sink bowl unit with mixer tap, space for range oven, extractor fan hood, integrated fridge freezer and dishwasher, space and plumbing for washing machine, Amtico Herringbone design flooring, bi-folding doors leading out to patio/rear garden, opening leading through to dining room.

DINING ROOM

11'5" x 11'0" (3.48m x 3.35m)

Coved ceiling, Amtico Herringbone design flooring, double radiator.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, loft access, coved ceiling, spindled balustrade, doors leading into all first floor rooms

BEDROOM ONE

13'3" x 11'2" (4.04m x 3.40m)

UPVC double glazed bay window to front, coved ceiling, double radiator.

BEDROOM TWO
11'7" x 9'6" (3.53m x 2.90m)
UPVC double glazed window to rear, coved ceiling, two fitted double fronted wardrobes with over head storage cupboards, double radiator.

BEDROOM THREE
8'0" x 7'5" (2.44m x 2.26m)
UPVC double glazed window to front, single radiator, laminate floor.

BATHROOM
Opaque UPVC double glazed window to rear, ceiling with recessed halogen spot lights, modern white suite comprising; D shape 1 piece freestanding bath with chrome mixer, Low profile shower tray/enclosure with mains controlled thermostatic mixer bar, closed back W.C, floating shelf and bowl sink, heated towel radiator, extractor fan.

OUTSIDE:

REAR GARDEN
Paved patio area leading to an area which is mainly laid to lawn with a variety of various herbaceous borders displaying established trees and shrubs, raised wooden decking, lighting, side gated access, enclosed by wooden fencing.

DRIVEWAY
Partly laid to risen and brick paving providing ample off street parking spaces to front and side of property, leading up to garage.

GARAGE
Single garage, aluminium side hinged 50:50 door, Corrugated anti condensation steel roof, power and light, UPVC double glazed window to rear.









Road Map



Hybrid Map



Terrain Map



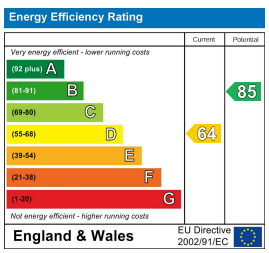
Floor Plan

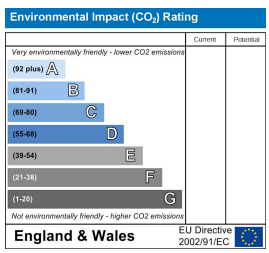


Viewing

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.

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