

# HUNTERS®

HERE TO GET *you* THERE



## Heath Road

Downend, Bristol, BS16 6HB

£495,000

3 1 2 D

Council Tax: D



# 52 Heath Road

Downend, Bristol, BS16 6HB

£495,000



## DESCRIPTION

Hunters are pleased to bring to the market with no onward chain this attractive halls adjoining 3 bedroom semi-detached family home positioned within the highly sought after Heath Road in Downend. The property offers spacious and well presented living accommodation and benefits from having been recently redecorated throughout and new carpets.

The accommodation comprises to the ground floor: entrance hallway, lounge with bay window, separate dining room with French doors leading out to garden and fitted kitchen with built in oven and hob. To the first floor can be found 2 double bedrooms and generous sized single bedroom with bay window and a family bathroom with shower cubicle. The property further benefits from having both double glazing and gas central heating (newly installed).

Externally there is a fantastic (100ft approx) rear garden laid mainly to lawn with large area to decking, driveway to front providing off street parking space and a tandem garage which benefits from having power and light and a new roof.

The property is conveniently positioned 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, restaurants, coffee shops, library, doctors surgeries and dental practices.

## ENTRANCE HALLWAY

UPVC opaque double glazed front door, slate tiled flooring, radiator, alarm control panel, radiator, stairs rising to first floor, LED downlighters, doors leading through to: lounge, dining room and kitchen.

## LOUNGE

14'0" x 11'11" (4.27m x 3.63m)

UPVC double glazed bay window to front, LED downlighters, radiator, TV point, oak effect flooring.

## DINING ROOM

13'2" (into bay) x 11'11" (4.01m (into bay) x 3.63m)

UPVC double glazed bay window to rear with matching French doors leading out to decking/rear garden, oak effect flooring.

## KITCHEN

13'6" x 6'6" (3.96m; 1.83m x 1.98m)

UPVC double glazed window to rear and side, range of light oak effect wall and base units, speckled effect laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, built in electric oven and combi-oven, stainless steel extractor fan, tiled splash backs, integral fridge freezer and dishwasher, LED downlighters, slate tiled floor, built in cupboard housing a new Vaillant combination boiler, under stair storage cupboard, opaque UPVC double glazed door leading out to rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

UPVC double glazed window to side, loft hatch, LED downlighters, doors leading to bedrooms and bathroom.

## BEDROOM ONE

14'10" (into bay) x 11'10" (4.52m (into bay) x 3.61m) UPVC double glazed bay window to front, double radiator, LED downlighters, TV point.

## BEDROOM TWO

10'6" x 10'3" (3.20m x 3.12m) UPVC double glazed window to rear, LED downlighters, radiator, TV point.

## BEDROOM THREE

9'5" x 8'0" (into bay) (2.87m x 2.44m (into bay)) UPVC double glazed bay window to front, LED downlighters, double radiator, TV point.

## BATHROOM

Dual aspect UPVC double glazed windows to rear and side, white suite comprising: corner bath, pedestal wash hand basin, close coupled W.C, corner shower enclosure housing a mains controlled shower system with glass sliding door, LED downlighters, oak effect flooring, radiator, part tiled walls, extractor fan,

## OUTSIDE:

## REAR GARDEN

Approximately 100ft ft rear garden, raised decking with balustrade, leading down to a large lawn, pathway to bottom, security light, courtesy door to garage, side gated access, enclosed by boundary fencing.

## FRONT GARDEN

Laid to lawn, plant/shrub borders, pathway to entrance, enclosed by boundary wall and fence.

## DRIVEWAY

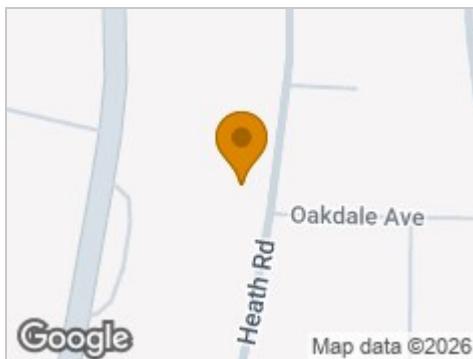
Gated access to driveway providing off street parking, additional parking space to front of gates.

## GARAGE

33'0" x 9'5" (10.06m x 2.87m) Large tandem garage, UPVC double glazed windows to rear and side, up and over door access, power and light.



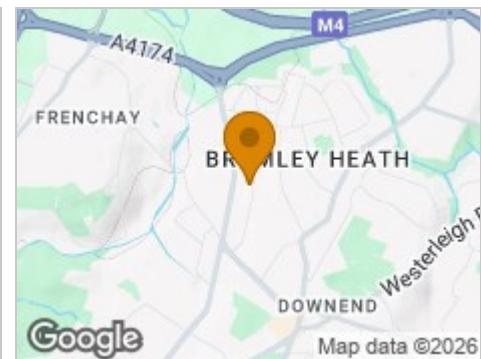
## Road Map



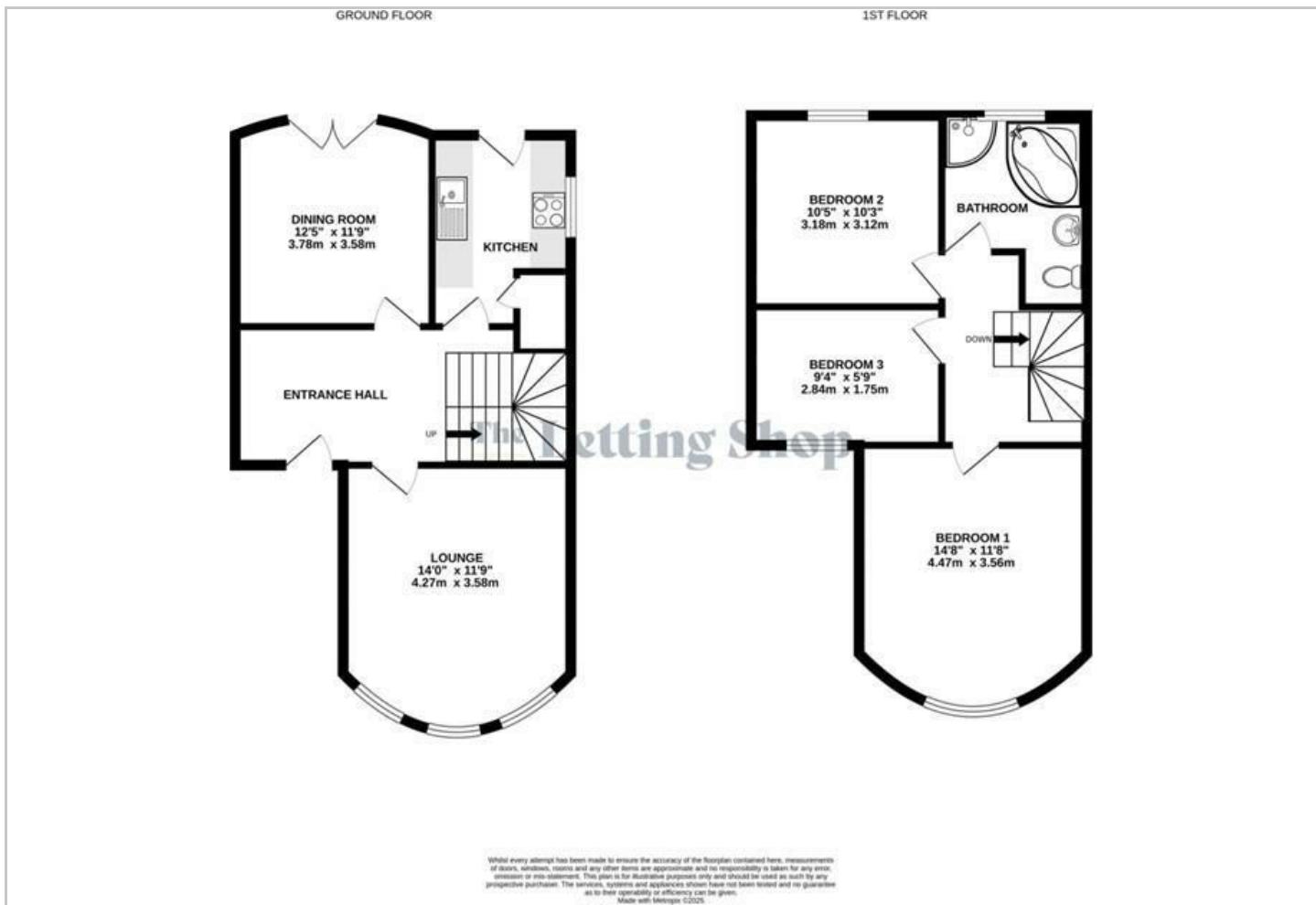
## Hybrid Map



## Terrain Map



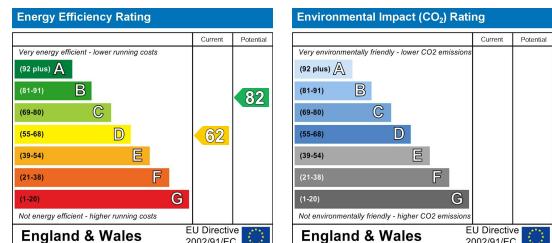
## Floor Plan



## 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.