

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Westbourne Road

Downend, Bristol, BS16 6RY

£300,000



Council Tax:



# 60 Westbourne Road

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£300,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this middle terrace property which is situated conveniently for the amenities of Downend and for access onto the Avon ring road, for major transport connections and for the Bristol cycle path.

The amenities of Downend include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

The property does require some modernisation and in our opinion would ideally suit first time purchasers looking to put their own stamp on a property.

The accommodation comprises to the ground floor; entrance hall, lounge and a kitchen/diner which incorporates an integral oven & hob.

To the first floor there is a bathroom with an over bath shower and three bedrooms.

Externally to the front of the property is a small garden which is laid to lawn and to the rear is a good sized garden which is laid mainly to lawn and paved patio.

Additional benefits include; a garage and off street parking, uPVC double glazed windows and a Worcester boiler supplying gas central heating.

We would highly recommend an early internal inspection to fully appreciate the potential that this property offers.

## ENTRANCE

Via opaque uPVC double glazed double doors leading into an entrance porch.

## ENTRANCE PORCH

Opaque glazed door leading into entrance hall.

## ENTRANCE HALL

Radiator, stairs leading to first floor accommodation and doors leading into lounge and kitchen/diner.

## LOUNGE

13'1" x 12'9" (3.99m x 3.89m)

uPVC double glazed window to front, TV aerial point, two radiators.

## KITCHEN/DINER

19'0" x 9'9" (5.79m x 2.97m)

Two uPVC double glazed windows to rear, stainless steel sink unit with chrome mixer tap, range of fitted wall and base units incorporating an integral stainless steel electric oven, with a four ring ceramic hob and stainless steel cooker hood, plumbing for washing machine, space for a tall fridge freezer, square edged wooden worksurface with upstand, Worcester boiler supplying gas central heating and domestic hot water, under stairs storage cupboard, half opaque uPVC double glazed door leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access, storage cupboard, doors leading into all first floor rooms.

### BEDROOM ONE

11'6" x 10'1" (3.51m x 3.07m)

uPVC double glazed window to front, picture rail, built in wardrobes with over head storage cupboards, radiator.

## BEDROOM TWO

11'2" x 10'0" (3.40m x 3.05m)

uPVC double glazed window to rear, picture rail, radiator.

## BEDROOM THREE

8'6" x 7'6" (2.59m x 2.29m)

uPVC double glazed window to front, radiator.

## BATHROOM

7'4" x 5'6" (2.24m x 1.68m)

Two opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with chrome mixer tap, panelled bath, with chrome mixer tap and chrome over bath shower, tiled splash backs, radiator.

## OUTSIDE

### FRONT GARDEN

Small area laid to lawn with path leading to main entrance.

### REAR GARDEN

Paved patio and two areas laid to lawn with central pathway leading to garage. Garden surrounded by a boundary wooden fence and wall.

## GARAGE

16'1" x 8'3" (4.90m x 2.51m)

Metal up and over door.

## OFF STREET PARKING

Space positioned in front of the garage.



## Road Map



## Hybrid Map



## Terrain Map



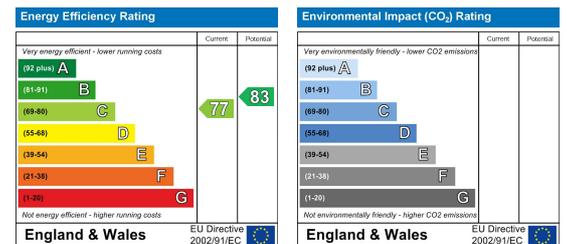
## Floor Plan



## 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.