

# HUNTERS<sup>®</sup>

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## Coronation Road

Downend, Bristol, BS16 5SN

£440,000



Council Tax: C



# 27 Coronation Road

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this attractive 1930's style semi-detached family home positioned within the highly sought after Coronation Road which is centrally located, a short walk to both Downend & Staple Hill High streets and all their amenities, with a choice of popular schools nearby. The award winning Page Park is within close proximity as well as easy access onto Bristol Cycle Path.

The property has been much improved by it's current owners and in our opinion is displayed throughout in excellent order whilst retaining period style features.

The accommodation comprises in brief, to the ground floor: porch, entrance hallway, lounge with wood burner, a fantastic 18ft kitchen/diner with a stylish shaker style kitchen with Quartz work tops and integrated appliances, patio door leading to a 18ft conservatory.

To the first floor can be found 2 double bedrooms, single bedroom and a newly contemporary family bathroom with mains shower system.

The property further benefits from having: double glazed windows, gas central heating, a very well tended lawn rear garden with raised decking and a brick paved driveway to front providing off street parking for 2 cars.

An internal viewing comes highly recommended on this lovely property.

## PORCH

Access via opaque double glazed doors, gas meter

cupboard, quarry tiled floor, hardwood glazed door hallway.

## HALLWAY

Coved ceiling, dado rail, electric meter cupboard, double radiator, under stair cupboard with opaque UPVC double glazed window to side and housing an Ideal combination boiler, feature wood panelling to dado height, stripped and varnished floorboards, stairs rising to first floor, door leading to lounge and kitchen/diner.

## LOUNGE

15'1" (into bay) 12'1" (4.60m (into bay) 3.68m) UPVC double glazed circular bay window to front, coved ceiling, picture rail, dado rail, stripped and varnished floorboards, fitted dresser style unit to side alcove, double radiator, TV point, open feature fireplace with stone hearth and wood burner inset.

## KITCHEN/DINER

18'3" x 12'4" (max) (5.56m x 3.76m (max)) UPVC double glazed window to rear, coved ceiling, contemporary shaker style kitchen with fitted Tiverton Sage wall and base units, incorporating a 1 1/2 ceramic sink bowl unit with mixer tap, tiled splash backs, built in Zanussi electric oven and- 5 ring gas hob, extractor fan hood,, integrated washing machine, dish washer and fridge freezer, matching larder style cupboard and coffee station, tiled floor, double radiator, UPVC double glazed patio door leading to conservatory.

## CONSERVATORY

17'8" x 7'1" (5.38m x 2.16m) Dwarf wall with UPVC double glazed window to rear and side, double polycarbonate roof, tiled effect

Tel: 0117 956 1234

effect laminate floor, UPVC double glazed French doors leading out to rear garden

### FIRST FLOOR ACCOOMODATION:

#### LANDING

UPVC double glazed window to side, dado rail, doors leading to:

#### BEDROOM ONE

15'1" (into bay) x 10'11" (4.60m (into bay) x 3.33m)

UPVC double glazed bay window to front, coved ceiling, picture rail, radiator, TV point.

#### BEDROOM TWO

12'5" x 11'10" (3.78m x 3.61m)

UPVC double glazed window to rear, coved ceiling, loft hatch.

#### BEDROOM THREE

8'6" x 6'11" (2.59m x 2.11m)

UPVC double glazed window to front, coved ceiling, loft hatch.

#### BATHROOM

Opaque UPVC double glazed window to rear, coved ceiling, newly installed white suite comprising:

panelled bath with mains controlled shower over, glass shower screen, vanity unit with wash hand basin inset, concealed WC, tiled floor, with under floor heating, black heated towel rail, extractor fan, LED downlighters.

#### OUTSIDE:

#### REAR GARDEN

Raised decking with pergola leading down to a well tended lawn, borders well stocked with an array of mature plants, shrubs and trees, timber framed shed, side gated access, external power socket, water tap, additional seating area to back of garden, enclosed by boundary fencing.

#### DRIVEWAY

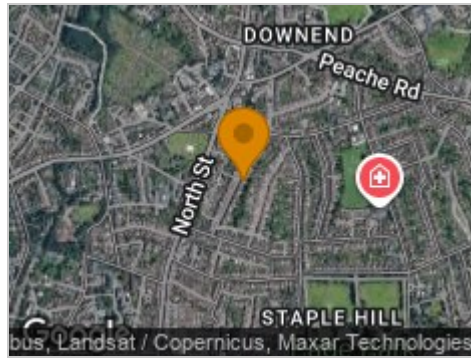
Brick paved driveway to front of property providing off street parking for 2 cars, enclosed by boundary wall.



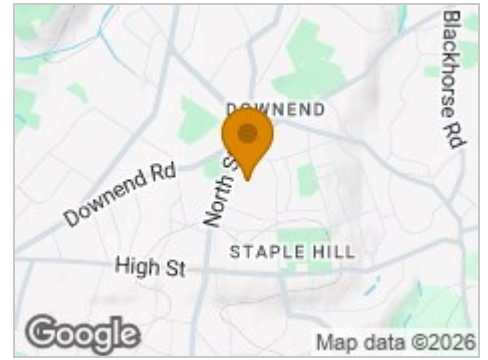
## Road Map



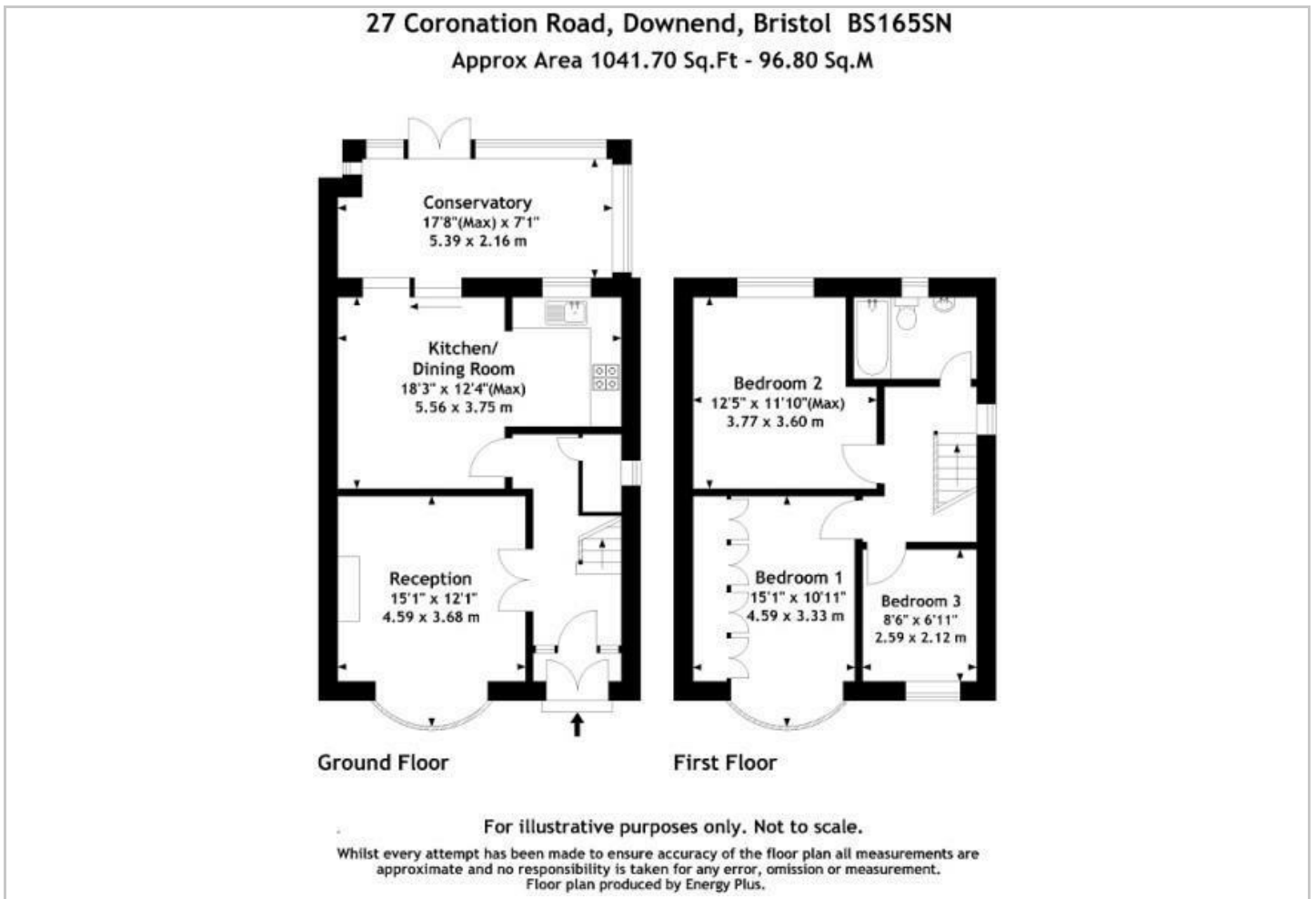
## Hybrid Map



## Terrain Map



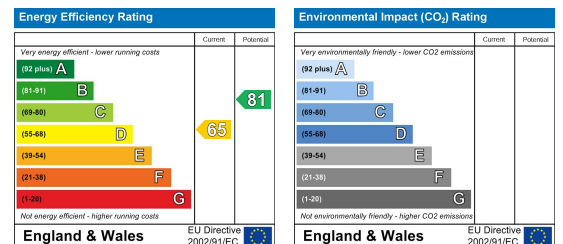
## Floor Plan



## 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.