

HUNTERS®

HERE TO GET *you* THERE



Greenleaze Close

Downend, Bristol, BS16 6LW

£385,000



Council Tax: C



12 Greenleaze Close

Downend, Bristol, BS16 6LW

£385,000



DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this spacious 1950's built bay fronted terrace positioned within a quiet cul-de-sac in the highly sought after Bromley Heath area. The property is conveniently positioned a short walk to the ever popular Bromley Heath Infant and Junior schools and local Bromley Heath Park, whilst offering excellent transport links onto The Ring Road and motorway networks.

The accommodation comprises, to the ground floor: entrance hallway, lounge/diner, conservatory and fitted kitchen with built in oven and hob. To the first floor can be found two double bedrooms (bedroom 2 with shower enclosure) a generous sized third bedroom and family bathroom. A pull down loft ladder provides access to a fully boarded loft with Velux window.

The property further benefits from having: double glazing, gas central heating, a low maintenance rear garden laid to artificial lawn with decking to front and back of garden providing ample seating space, garage to rear with electric up and over door access and a smart Resin driveway to front providing off street parking for 2 cars.

ENTRANCE HALLWAY

Storm porch with tile floor, opaque double glazed front door with matching side window panels radiator, under stair storage cupboard, cupboard housing gas and electric meters, stairs rising to first floor, doors leading to: lounge/diner and kitchen.

LOUNGE/DINER

LOUNGE AREA

14'5" (into bay) x 12'4" (4.39m (into bay) x 3.76m)
UPVC double glazed bay window to front, coved ceiling, double radiator, ceiling rose, opening leading through to dining room.

DINING AREA

12'6" x 11'0" (3.81m x 3.35m)
Coved ceiling, ceiling rose, radiator, hardwood glazed double doors leading through to conservatory.

CONSERVATORY

9'7" x 9'2" (2.92m x 2.79m)
UPVC double glazed window to side, part glass/part polycarbonate roof, double radiator, 3 wall lights, UPVC double glazed French doors with matching side window panels leading out to rear garden.

KITCHEN

14'8" x 8'6" (4.47m x 2.59m)
UPVC double glazed window to rear, range of fitted oak effect wall and base units incorporating a 1 1/2 ceramic sink bowl unit with mixer tap, tiled splash backs, built in electric oven and gas hob, extractor fan hood, space for under counter fridge, space and plumbing for washing machine, door to conservatory.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch with pull down ladder (loft fully boarded with Velux window to rear), spindled balustrade, doors leading to bedrooms and bathroom.

BEDROOM ONE

14'5" (into bay) x 11'1" (4.39m (into bay) x 3.38m)
UPVC double glazed bay window to front, radiator, range of fitted wardrobes with matching cupboard and dressing table.

BEDROOM TWO

12'6" x 11'0" (3.81m x 3.35m)
UPVC double glazed window to rear, range off fitted wardrobes with matching cupboards and desk, shower enclosure housing electric shower system, built-in cupboard housing Worcester combination boiler, radiator.

BEDROOM THREE

9'4" x 7'3" (2.84m x 2.21m)
UPVC double glazed window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: pedestal wash hand basin, close coupled WC, corner bath, tiled walls, radiator, heated towel rail.

OUTSIDE:

REAR GARDEN

Low maintenance garden laid to artificial lawn, decking to front and back of garden, raised borders well stocked with plants and shrubs, water tap, security light, rear gated access to lane, enclosed by boundary wall and fence.

GARAGE

17'9" x 8'3" (5.41m x 2.51m)
Rear vehicle lane access, single garage with electric up and over door, power and light.

DRIVEWAY

Resin driveway to front of property providing off street parking for 2 cars.



Road Map



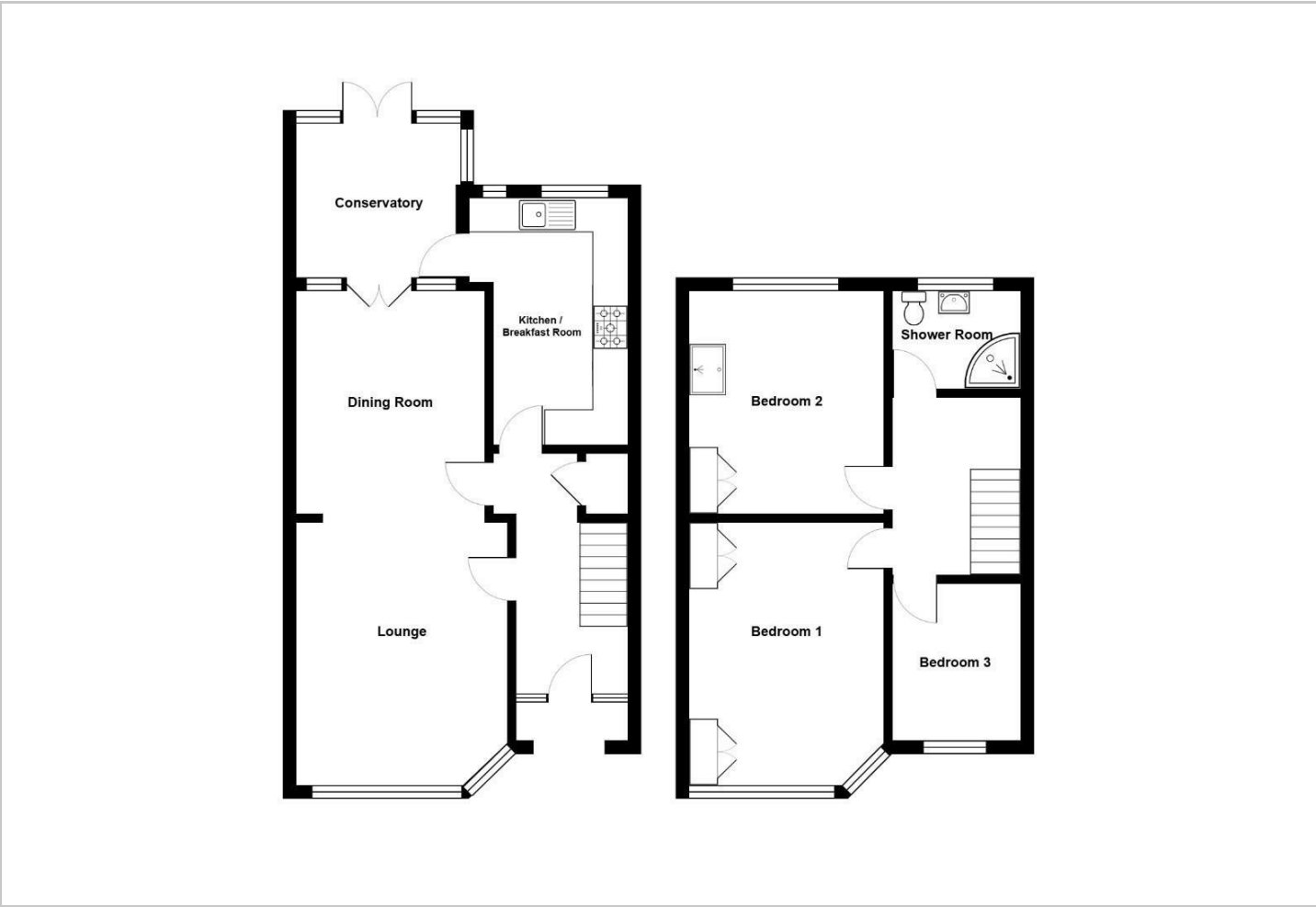
Hybrid Map



Terrain Map



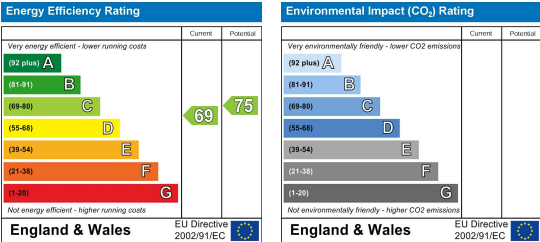
Floor Plan



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.