HUNTERS®

HERE TO GET *you* THERE

Oakdale Close

Downend, Bristol, BS16 6EB

£398,000

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Council Tax:

66 Oakdale Close

Downend, Bristol, BS16 6EB

£398,000

DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer with no onward chain this semi-detached bungalow occupying a position in one of the areas most sought after locations.

The property is situated within easy reach of amenities and for major commuting routes and excellent transport links into the city centre.

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

The spacious accommodation comprises; entrance hall, a light and airy lounge, a generous sized kitchen/diner, utility area, conservatory, modern shower room with a large walk-in shower and two double bedrooms.

Externally to the front and side of the property there is off street parking for several cars, whilst to the rear there is a low maintenance garden which is mainly laid to lawn and paved patio.

Additional benefits include a fully boarded loft space with pull down ladder, Velux window and radiator, a garage with power and light, gas central heating supplied by a Worcester boiler and double glazed windows.

An early internal viewing appointment is highly recommended.

ENTRANCE

Via a part opaque uPVC double glazed door, leading into an entrance hall.

ENTRANCE HALL

Ceiling with recessed spot lights, loft access with pull down ladder, triple fronted storage cupboard, radiator, laminate floor, doors leading into lounge, kitchen/diner, both bedrooms and shower room.

LOUNGE

15'8" x 13'1" (4.78m x 3.99m)

Dual aspect uPVC double glazed windows, coved ceiling, fireplace housing an electric coal and flame effect fire, TV aerial point, radiator.

KITCHEN/DINER

14'3" x 13'1" narrowing to 9'4" (4.34m x 3.99m narrowing to 2.84m)

Dual aspect double glazed windows, ceiling with recessed spot lights, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral dishwasher, roll edged work surface, electric cooker point, two radiators, archway leading into a utility area.

UTILITY AREA

9'9" x 7'8" (2.97m x 2.34m)

uPVC double glazed window to side, roll edged work surface, space for a tall fridge freezer, plumbing for washing machine, Worcester boiler supplying gas central heating and domestic hot water, radiator, tiled floor, uPVC double glazed doors leading into conservatory.

CONSERVATORY

11'9" x 8'5" (3.58m x 2.57m)

Dual aspect uPVC double glazed windows, polycarbonate roof, radiator, tiled floor, uPVC double glazed French doors leading into rear garden,

BEDROOM ONE

12'3" x 11'5" widest point (3.73m x 3.48m widest point)

uPVC double glazed window to rear, bedroom furniture to include wardrobes and drawer units, radiator.

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BEDROOM TWO
12'8" x 9'4" measured to wardrobes (3.86m x 2.84m measured to wardrobes)
uPVC double glazed window to front, bedroom furniture to include part mirror fronted wardrobes, radiator.

SHOWER ROOM
8'9" x 6'8" (2.67m x 2.03m)
Opaque uPVC double glazed window to side, ceiling with recessed spot lights, white suite comprising W.C. wash hand basin with chrome mixer tap and white high gloss cupboards below and a large walk-in shower, tiled walls, tiled floor, chrome heated towel rail.

LOFT
Fully boarded loft space, two Velux windows, radiator.

OUTSIDE

FRONT
Concrete driveway providing several off street parking spaces, small area of lawn with herbaceous borders, low level boundary wall and hedge.

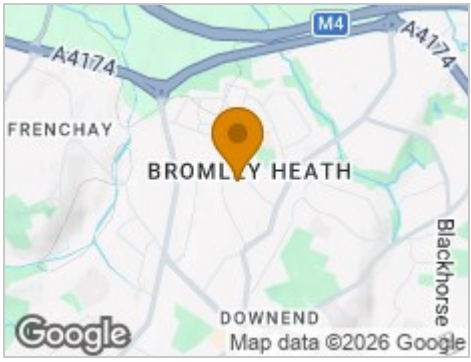
REAR GARDEN
Steps down to an area laid to lawn and paved patio with established herbaceous borders, greenhouse, timber framed shed, courtesy door into garage, water tap, garden surrounded by a recently erected wooden fence and boundary wall, wooden gate providing side pedestrian access.

GARAGE
14'3" x 8'8" (4.34m x 2.64m)
Metal up and over door, window to rear, power and light.

Road Map

Hybrid Map

Terrain Map

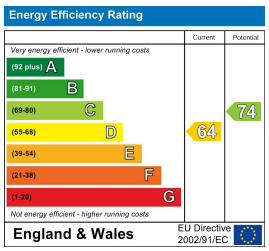


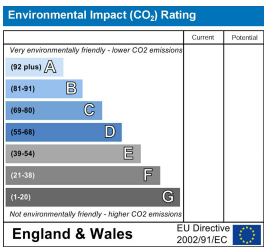
Floor Plan

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.

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