HUNTERS®

HERE TO GET *you* THERE



Westerleigh Road

Downend, Bristol, BS16 6AX

£180,000

2 | 1 | 1 | E

Council Tax: C





Sunnybank Westerleigh Road

Downend, Bristol, BS16 6AX

£180,000





DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this ground floor retirement apartment with minimum age restriction of 60., The property is located conveniently for the amenities of Downend which include; shops, coffee shops, doctors, dentists and bus stops, as well as being within easy reach of neighbouring Staple Hill and Emerson's Green.

This property is offered for sale with no onward chain and has well presented spacious living accommodation which in brief comprises: lounge/diner, a modern fitted kitchen with breakfast bar and a built-in oven & hob, shower room and two bedrooms.

Additional benefits include; UPVC double glazed windows, electric heating, a small private courtyard garden, well kept communal gardens and communal off street parking spaces. An internal viewing is highly recommended.

COMMUNAL ENTRANCE

Intercom phone entry system, door with security spy hole to lounge/diner.

LOUNGE/DINER

14'11" x 11'5" (4.55m x 3.48m)

UPVC double glazed window to front, electric radiator, TV point, intercom phone entry system, marble effect feature fireplace with electric flame effect fire inset, coved ceiling, ceiling rose, doors to kitchen and inner hallway.

KITCHEN

9'9" x 6'5" (2.97m x 1.96m)

UPVC double glazed window to side, range of cream wall and base units, laminate work top with matching breakfast bar, 1 1/2 composite sink bowl unit with mixer tap, tiled splash backs, built in electric oven and induction hob, extractor fan hood, space and plumbing for washing machine, space for fridge freezer.

INNER HALLWAY

Coved ceiling, electric radiator, built-in storage cupboard, built-in airing cupboard housing hot water tank, doors to bedrooms and bathroom.

BEDROOM ONE

12'3" x 8'2" (3.73m x 2.49m)

UPVC double glazed window to front, coved ceiling, electric radiator, fitted wardrobes with sliding door fronts.

BEDROOM TWO

12'4" x 9'9" (3.76m x 2.97m)

UPVC double glazed window to side, coved ceiling, electric radiator, UPVC double glazed patio door leading out to rear garden.

SHOWER ROOM

UPVC double glazed window to side, coved ceiling, suite comprising: vanity unit with wash hand basin inset, close coupled WC, shower enclosure housing mains controlled Mira electric shower system, tiled walls, chrome heated towel radiator.

OUTSIDE:

GARDEN

Private courtyard style garden laid to patio slabs, enclose by boundary wall and fence.

COMMUNAL PARKING & GARDENS

Well kept communal gardens to front, area providing communal parking spaces.









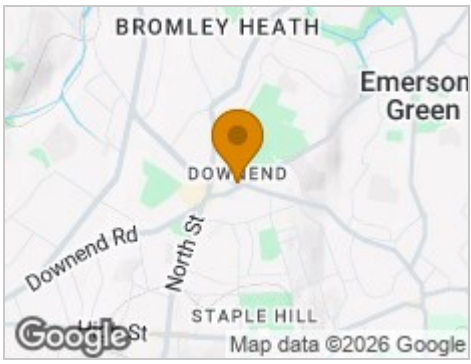
Road Map



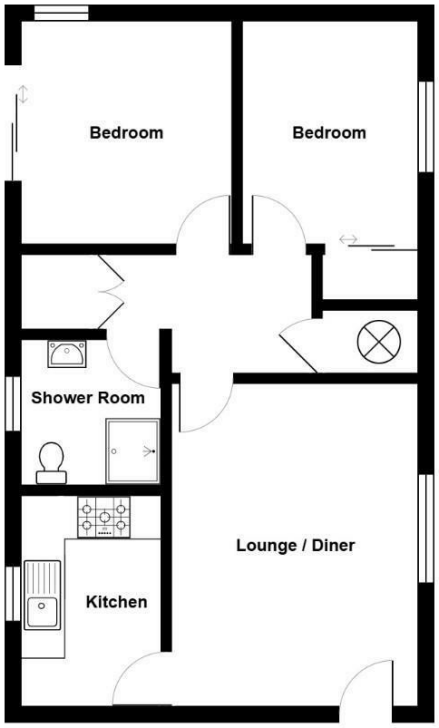
Hybrid Map



Terrain Map



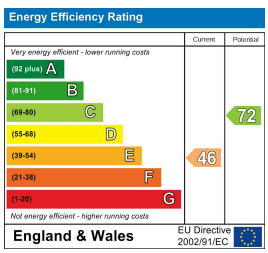
Floor Plan

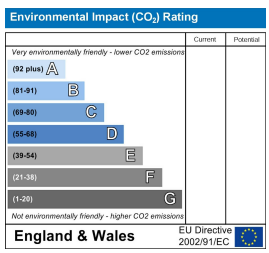


Viewing

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.

10 Badminton Road, Downend, BS16 6BQ
Tel: 0117 956 1234 Email: downend@hunters.com https://www.hunters.com