

# HUNTERS<sup>®</sup>

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## Salisbury Road

Downend, Bristol, BS16 5RP

£395,000



Council Tax: C



# 88 Salisbury Road

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£395,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this middle terrace family home which is conveniently positioned within easy reach of many popular schools, for the amenities of both Downend and Staple Hill and for access onto the Bristol cycle path and for the Avon ring road.

The amenities of Downend include a wide variety of independent shops and supermarkets, coffee shops, restaurants, libraries, doctors surgeries and dental practices. The property is also located close to the popular Page Park which provides excellent outdoor recreational space for people of all ages.

The spacious accommodation comprises to the ground floor; entrance hall, a bay fronted lounge, a separate dining room with uPVC double glazed French doors leading into the rear garden and a kitchen with an integral oven and hob. To the first floor there is a modern bathroom suite with an over bath shower and three bedrooms.

Externally, to the front of the property is a block paved area which provides off street parking spaces and to the rear there is a garden which is mainly laid to lawn and paved patio and a single sized garage situated to the rear.

Additional benefits include; gas central heating which is supplied by a Vaillant boiler and uPVC double glazed windows.

We would encourage an early internal viewing appointment to fully appreciate what this super family home has to offer.

## ENTRANCE

Via a part opaque and leaded uPVC door, leading into entrance hall.

## ENTRANCE HALL

Cupboard housing consumer unit and electric meter, storage cupboard, radiator, stairs leading to first floor accommodation and doors leading into all ground floor rooms.

## LOUNGE

13'5" x 12'5" (4.09m x 3.78m)

uPVC double glazed bay window to front, ceiling rose, recess to chimney breast with wooden mantle over, TV aerial point, radiator, stripped floorboards.

## DINING ROOM

11'4" x 10'2" widest point (3.45m x 3.10m widest point)

uPVC double glazed French doors leading into rear garden, ceiling rose, recess to chimney breast with wooden mantle over, bespoke fitted cupboards to both alcoves, radiator, stripped and stained floorboards.

## KITCHEN

14'8" x 8'7" (4.47m x 2.62m)

Dual aspect uPVC double glazed windows, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral stainless steel electric oven with four ring gas hob and extractor fan over, plumbing for washing machine, plumbing for dishwasher, space for a tall fridge freezer, space for a tumble dryer, roll edged worksurface, radiator, half opaque uPVC double glazed door leading into rear garden.

## FIRST FLOOR ACCOMMODATION

## LANDING

Loft access, over stairs storage cupboard housing a Vaillant boiler supplying gas central heating and domestic hot water, doors leading into all first floor rooms.

## BEDROOM ONE

16'2" x 11'5" (4.93m x 3.48m)

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

## BEDROOM TWO

11'5" x 10'2" (3.48m x 3.10m)

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

## BEDROOM THREE

8'9" x 8'7" (2.67m x 2.62m)

uPVC double glazed window to rear, radiator.

## BATHROOM

5'8" x 5'5" (1.73m x 1.65m)

Opaque uPVC double glazed window to side, white suite comprising; W.C. wash hand basin with chrome mixer tap and cupboard below, panelled bath with chrome mixer tap and chrome over bath

shower with monsoon shower head and hand held attachment and side splash screen, chrome heated towel rail, tiled walls, light activated extractor fan.

## OUTSIDE

### FRONT

Block paved area providing off street parking spaces, established herbaceous borders displaying trees and shrubs, block paved path leading to main entrance.

### REAR GARDEN

Tiered garden with paved patio with herbaceous borders and steps up leading to an area which is mainly laid to lawn, water tap, path leading to a wooden gate providing rear pedestrian access and garage, garden surrounded by a wooden fence and boundary wall.

### GARAGE

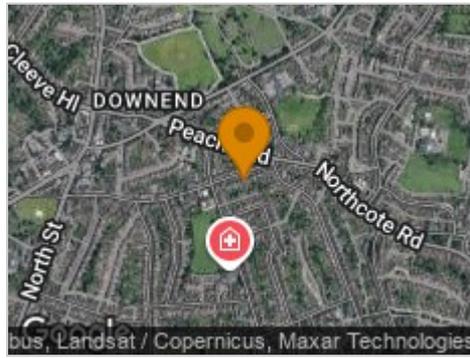
Single size with up and over door.



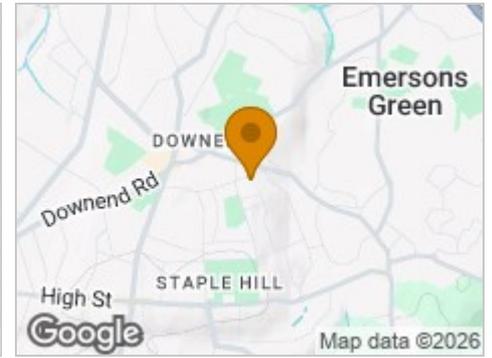
## Road Map



## Hybrid Map



## Terrain Map



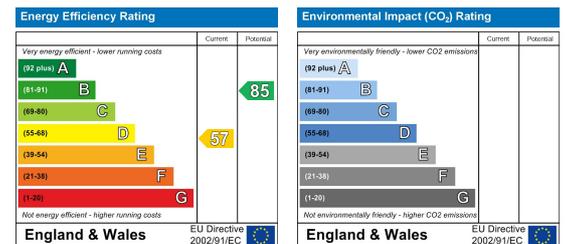
## Floor Plan



## 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.