

HUNTERS®

HERE TO GET *you* THERE



Pilgrims Way

Downend, Bristol, BS16 6JW

£375,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this middle terrace town-house occupying a cul-de-sac location in the popular area of Bromley Heath.

This property is offered for sale with no onward chain and is located conveniently for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The amenities of both Downend and Emersons Green are within easy reach and include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries, dental practices and library. The Bromley Heath Junior and Primary school is also situated within easy walking distance.

The spacious accommodation is displayed over three floors which comprises to the ground floor; entrance hall, utility room/study and cloakroom. The living area is situated on the first floor and comprises a large lounge/diner with dual aspect windows, and a modern fitted kitchen with built-in oven and hob and integrated fridge. To the second floor there are three bedrooms and a bathroom with over bath shower.

Additional benefits include; a single sized integral garage, driveway providing off street parking to front for several cars, a well tended rear garden which is mainly laid to lawn with Indian Sandstone patio, gas central heating and UPVC double glazed windows

ENTRANCE

Via a storm porch with tiled floor, opaque UPVC double glazed door with matching side window panels leading through to hallway.

HALLWAY

Coved ceiling, radiator, stairs rising to first floor, door leading through to inner lobby.

INNER LOBBY

7'10" x 6'9" (2.39m x 2.06m)

Coved ceiling, built in under stairs cupboard, freestanding gas boiler, courtesy door to garage, opening leading through to utility/study.

UTILITY/STUDY

11' 1" (max) x 6'6" (3.35m 0.30m (max) x 1.83m;1.83m)

Range of fitted wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, space and plumbing for washing machine, tiled splash backs, radiator, UPVC double glazed patio doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

CLOAKROOM

Opaque UPVC double glazed window to rear, coved ceiling, suite comprising: close coupled WC, vanity unit with wash hand basin inset, tiled splash backs.

FIRST FLOOR ACCOMMODATION:

LANDING

Door leading to lounge/diner.

LOUNGE/DINER

25'4" x 16'11" (max) (7.72m x 5.16m (max))

Dual aspect uPVC double glazed windows to front and rear, coved ceiling, TV point, double and single radiators, stairs rising to second floor, sliding door to kitchen.

KITCHEN

9'2" x 7'7" (2.79m x 2.31m)

UPVC double glazed window to rear, coved ceiling,

range of matt cream wall and base units, granite effect laminate work top incorporating a one and a half stainless steel sink bowl unit with mixer tap and waste disposal unit, tiled splash backs, under unit lighting, built in stainless steel electric oven, and ceramic hob, extractor fan hood, integrated fridge, ceiling downlighters.

SECOND FLOOR ACCOMMODATION:

LANDING

Coved ceiling, doors leading to bedrooms and bathroom.

BEDROOM ONE

13'8" x 10'8" (max) (4.17m x 3.25m (max))
UPVC double glazed window to front, coved ceiling, range of fitted wardrobes.

BEDROOM TWO

11'1" x 10'8" (max) (3.38m x 3.25m (max))
UPVC double glazed window to rear, coved ceiling, radiator.

BEDROOM THREE

7'5" x 6'4" (2.26m x 1.93m)
UPVC double glazed window to front, loft hatch, coved ceiling, radiator.

BATHROOM

7'9" x 6'11" (2.36m x 2.11m)

Opaque UPVC double glazed window to rear, suite comprising: panelled bath with mains controlled shower over, glass shower screen, close coupled WC, range of fitted base units with sink bowl inset, tiled walls, built in airing cupboard housing hot water tank.

REAR GARDEN

Full width Indian Sandstone 2 tiered patio leading to a well tended lawn, stone chippings borders, well stocked plant/shrub border, water tap, outside light, enclosed by boundary fencing.

DRIVEWAY

Large brick paved driveway to front of property providing off street parking for 2/3 cars.

GARAGE

18'6" x 8'8" (5.64m x 2.64m)

Single integral garage with electric up and over door, power and light, wall mounted gas and electric meters.



Road Map



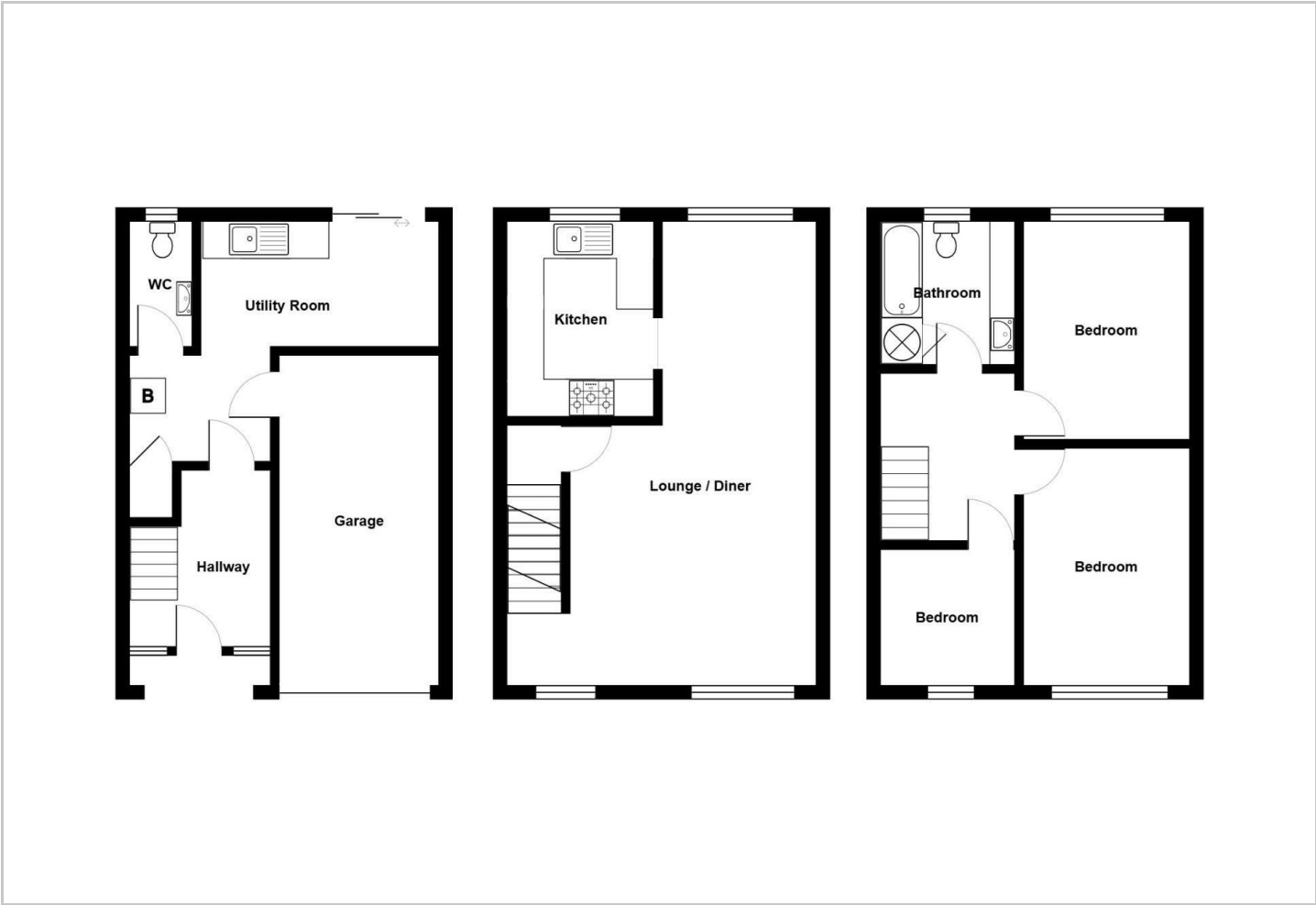
Hybrid Map



Terrain Map



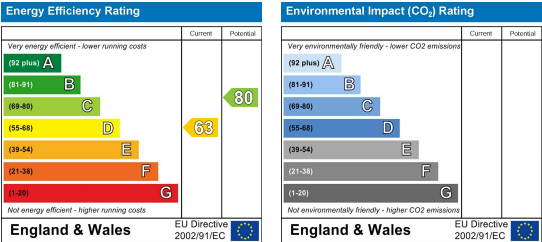
Floor Plan



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.