

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## North Street

Downend, Bristol, BS16 5SY

£325,000



Council Tax: C



# 14 North Street

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward this double bay fronted middle terrace Victorian property which is located conveniently for the amenities of both Staple Hill and Downend. These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

The popular Page Park is also situated nearby and provides excellent outdoor recreational space for people of all ages.

The spacious accommodation comprises to the ground floor; an entrance hall, lounge, separate dining room, kitchen and utility room.

To the first floor there is a bathroom and two bedrooms, a study and a staircase leading to a loft room.

Externally to the rear of the property there is a low maintenance rear garden which is laid mainly to loose chippings.

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

An internal viewing is recommended.

## ENTRANCE

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

## ENTRANCE HALL

Dado rail, Victorian plaster arch, radiator, stairs leading to first floor accommodation and doors leading into lounge, dining room and kitchen.

## LOUNGE

15'7" into bay x 12'6" (4.75m into bay x 3.81m)  
uPVC double glazed bay window to front, coved ceiling, radiator.

## DINING ROOM

12'7" x 12'7" (3.84m x 3.84m)  
uPVC double glazed door leading into rear garden, coved ceiling, radiator.

## KITCHEN

11'6" x 8'1" (3.51m x 2.46m)  
uPVC double glazed window to side, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of wall and base units incorporating an integral stainless steel electric oven with four ring gas hob with a stainless steel cooker hood over, roll edged work surface, space for an under the counter fridge, Worcester boiler supplying gas central heating and domestic hot water, radiator, door leading into outer lobby.

## OUTER LOBBY

Half uPVC double glazed door leading into rear garden and door leading into utility room.

## UTILITY ROOM

8'3" x 6'9" (2.51m x 2.06m)  
uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, fitted wall and base units, plumbing for washing machine, radiator.

## FIRST FLOOR ACCOMMODATION

## LANDING

Radiator, stairs leading to loft room and doors leading into all first floor rooms.

## BEDROOM ONE

15'7" into bay x 11'5" (4.75m into bay x 3.48m)  
uPVC double glazed bay window to front, radiator.

## BEDROOM TWO

11'0" x 10'5" (3.35m x 3.18m)  
uPVC double glazed window to rear, radiator.

## STUDY

12'6" x 4'9" (3.81m x 1.45m)  
uPVC double glazed window to front, radiator.

## BATHROOM

8'2" x 8'2" (2.49m x 2.49m)  
Opaque uPVC double glazed window to side, white suite comprising W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and shower attachment, radiator.

## SECOND FLOOR ACCOMMODATION

### LOFT ROOM

14'4" x 11'9" (4.37m x 3.58m)  
Velux window to rear, under eave storage, radiator.

## OUTSIDE

## FRONT

Small area laid to loose chippings, path leading to entrance.

## REAR GARDEN

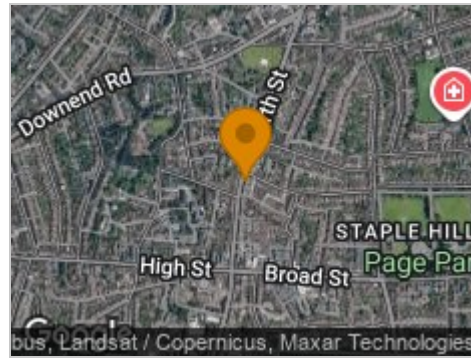
Mainly laid to loose chippings with brick built storage, garden surrounded by wooden fencing.



## Road Map



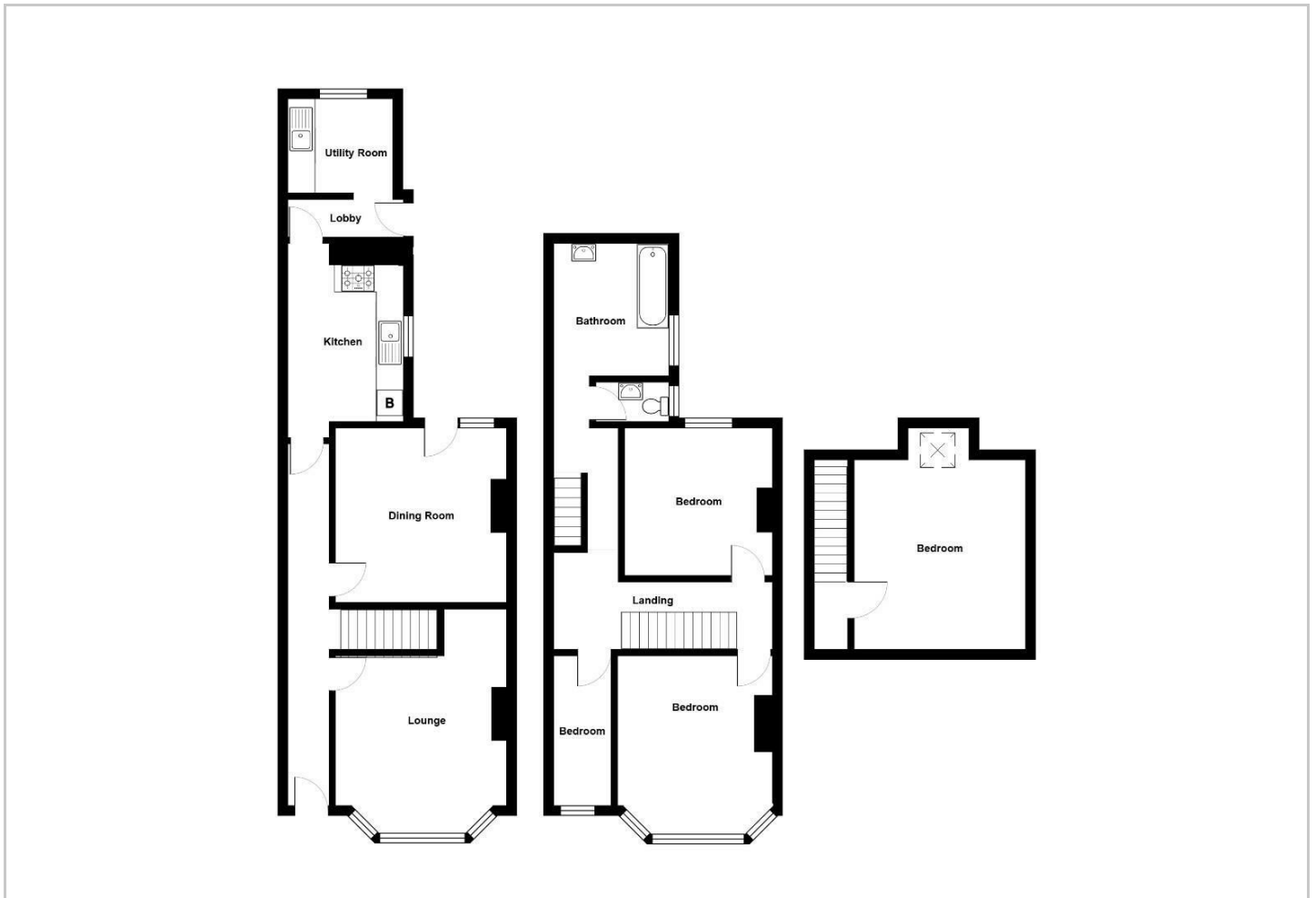
## Hybrid Map



## Terrain Map



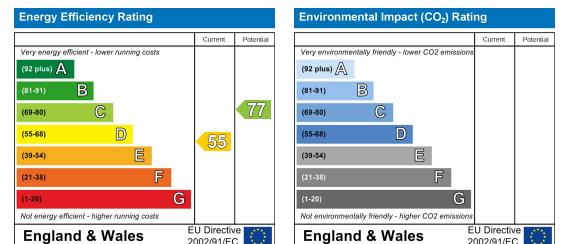
## Floor Plan



## 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.