

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Berkeley Close

Downend, Bristol, BS16 6UJ

£279,995



Council Tax: B



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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this end of terrace house which is located in a quiet cul-de-sac position conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being ideally positioned for the amenities of both Downend and Emersons Green. These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dentists. Popular schools for all age groups are all within a short walk.

The accommodation comprises to the ground floor; entrance hall, lounge and an 18ft kitchen/diner and to the first floor there are three bedrooms and a shower room.

Additional benefits include UPVC double glazed windows and gas central heating, whilst externally there is a good sized established rear garden which is laid to lawn and patio and front garden laid to law with large driveway providing ample off street parking.

## ENTRANCE HALLWAY

Access via a UPVC double glazed door with side window panel, radiator, cupboards housing gas and electric meters, LED downlighters,

## LOUNGE

12'11" x 12'3" (3.94m x 3.73m)

UPVC double glazed window to, side, coved ceiling, radiator, stone feature fireplace with matching plinths to alcoves, electric flame effect fire inset.

## KITCHEN/DINER

18'7" x 10'0" (5.66m x 3.05m)

Opaque UPVC double glazed window to rear, LED downlighters, range of fitted wall and base units, granite work tops with matching breakfast bar, built in electric oven and hob, Extractor fan hood, composite sink bowl unit with mixer tap, space for under counter fridge and freezer, space and plumbing for washing machine,

## FIRST FLOOR LANDING

Loft hatch, spindled balustrade doors leading to bedroom and shower room,

## BEDROOM ONE

13'2" x 9'8" (4.01m x 2.95m)

UPVC double glazed window to side, fitted wardrobes, fitted cupboards and matching bedside cabinets, radiator. built in cupboard housing Worcester combination boiler,

## BEDROOM TWO

12'0" x 9'5" (3.66m x 2.87m)

UPVC double glazed windows, radiator.

## BEDROOM THREE

8'7" x 9'8" (max) (2.62m x 2.95m (max))

UPVC double glazed window to side, radiator, over stair storage cupboard.

## SHOWER ROOM

Two opaque UPVC double glazed windows to rear, vanity unit with wash hand basin inset, concealed WC, glass shower enclosure housing and electric shower, part tiled walls, heated towel radiator, extractor fan.

## OUTSIDE

Tel: 0117 956 1234

## REAR GARDEN

Full width patio with steps leading up to a good sized lawn, water tap, 3 sheds shrub borders, side gated access, boundary wall and fence,

## FRONT GARDEN

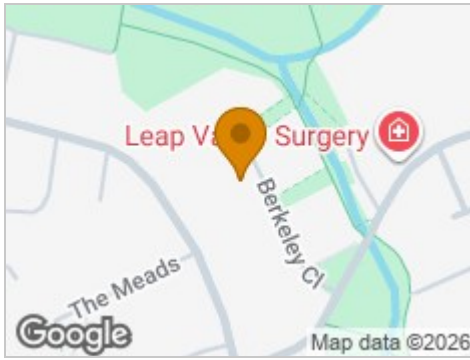
Good size lawn, pathway to entrance, enclosed by boundary wall.

## DRIVEWAY

Tarmac driveway to front and leading down side of property.



## Road Map



## Hybrid Map



## Terrain Map



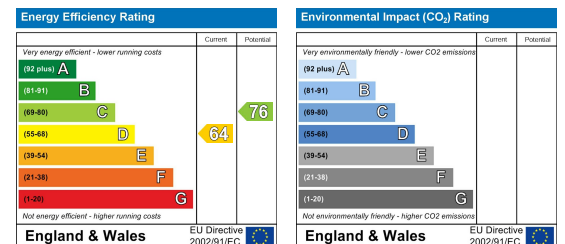
## Floor Plan



## 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.