

HUNTERS[®]

HERE TO GET *you* THERE



Queensholm Crescent

Downend, Bristol, BS16 6LL

Asking Price £350,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this middle terrace property located within easy walking distance of Bromley Heath Junior and Primary School, for access onto the Avon ring road, for excellent transport links into the city centre and for the amenities of both Downend and Emersons Green.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

Bromely Heath Park is also situated close by and provides excellent outdoor recreational space for people of all ages.

The spacious accommodation comprises to the ground floor; entrance hall, lounge, separate dining room with sliding patio doors leading into a conservatory and a kitchen. To the first floor there are three bedrooms and a bathroom with an over bath shower system.

Externally to the front of the property is a block paved driveway providing off street parking, whilst to the rear is a garden which is laid to paved patio and a double garage with adjoining workshop.

Additional benefits include uPVC double glazed windows and a Worcester boiler providing gas central heating.

We would recommend an internal inspection.

ENTRANCE

Via an opaque glazed door leading into an entrance porch.

ENTRANCE PORCH

Opaque glazed panelled door leading into entrance hall.

ENTRANCE HALL

Under stairs storage cupboard, radiator, stairs leading to first floor accommodation and doors leading into all ground floor rooms.

LOUNGE

14'0" x 11'11" (4.27m x 3.63m)

uPVC double glazed bay window to front, coved ceiling, low level double fronted cupboard to alcove, gas fire, TV aerial point, radiator.

DINING ROOM

12'0" x 10'11" (3.66m x 3.33m)

Double glazed sliding patio door leading into conservatory, coved ceiling, fireplace housing an electric coal and flame effect fire.

KITCHEN

14'7" x 8'10" (4.45m x 2.69m)

uPVC double glazed window to rear, coved ceiling, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units with a roll edged worksurface and breakfast bar, gas cooker point, space for a tall fridge freezer, storage cupboard housing plumbing for a washing machine, radiator, opaque glazed panelled door leading into conservatory.

CONSERVATORY

9'0" x 8'7" (2.74m x 2.62m)

Polycarbonate roof, uPVC double glazed sliding patio door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, doors leading into all first floor rooms.

BEDROOM ONE

14'0" x 10'6" (4.27m x 3.20m)

uPVC double glazed window to front, coved ceiling, radiator.

BEDROOM TWO

11'10" x 10'6" (3.61m x 3.20m)

uPVC double glazed window to rear, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, radiator.

BEDROOM THREE

9'0" x 7'8" (2.74m x 2.34m)

uPVC double glazed window to front, radiator.

BATHROOM

uPVC opaque double glazed window to rear, champagne coloured suite comprising W.C. wash hand basin and panelled twin gripped bath with a Triton over bath shower system, tiled walls, radiator.

OUTSIDE

FRONT

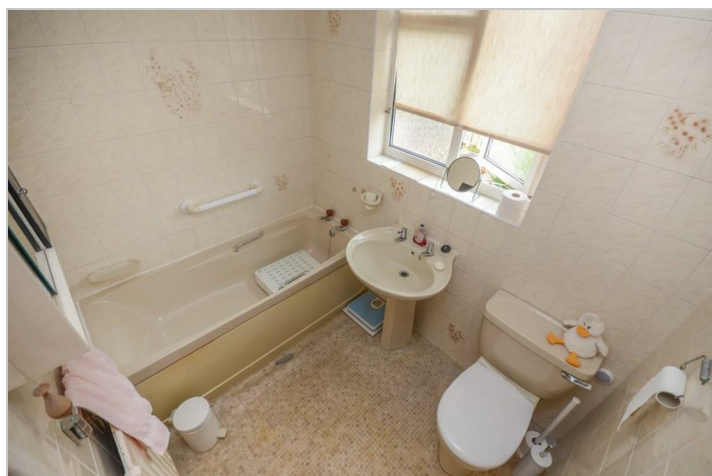
Block paved driveway providing off street parking, raised herbaceous border displaying flowers and shrubs.

REAR GARDEN

Paved area with established herbaceous borders, water tap, garden surrounded by a wooden fence, door leading into the garage and wooden gate providing rear pedestrian access.

GARAGE/WORKSHOP

Large garage, metal up and over door, adjoining workshop to back of garden.



Road Map



Hybrid Map



Terrain Map



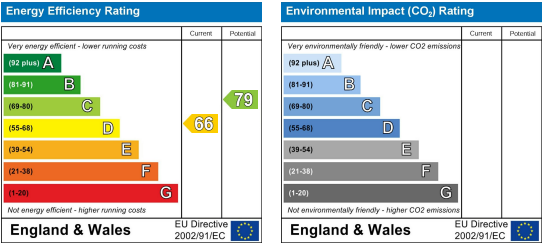
Floor Plan



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.