

HUNTERS®

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Queensholm Crescent

Downend, Bristol, BS16 6LL

£375,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well-presented 1950s-built 3 bedroom end of terrace family home, ideally positioned on a popular road within the highly sought-after Bromley Heath area.

The property is perfectly located for family living, with a local park and highly regarded infant and junior schools within a short walk, while the area also benefits from excellent transport links onto Ring Road, motorway networks and Cycle Pathway.

The accommodation comprises to the ground floor: entrance hallway, lounge and dining room with feature fireplace both housing wood burners, the dining room has patio doors leading out to rear garden and opens seamlessly into a well appointed fitted kitchen. To the first floor can be found two double bedrooms, a generous sized single bedroom and family bathroom with over bath shower.

The property benefits from having double glazing and gas central heating, a lawn rear garden with seating area and access to garage, with rear vehicle lance access and driveway to front providing off street parking space.

ENTRANCE HALLWAY

Storm porch with quarry tiled floor and composite front door, oak effect laminate flooring, radiator, under stair storage cupboard, doors leading to: cloakroom, lounge, dining room.

CLOAKROOM

Wash hand basin close coupled WC, tiled splash back, oak effect laminate flooring, extractor fan.

LOUNGE

13'8" (bay) x 11'10" (4.17m (bay) x 3.61m)

UPVC double glazed bay window to front, coved ceiling, double radiator, oak effect laminate flooring, exposed brick feature open fireplace with slate hearth and wood beam mantel, wood burner inset, fitted oak shelving to alcove.

KITCHEN/DINER

DINING ROOM

12'10" x 10'11" (3.91m x 3.33m)

Exposed brick open feature fireplace with slate hearth and wood burner inset, wood beam mantel, oak effect laminate flooring, period style radiator, UPVC double glazed patio door with fitted wood shutters leading out to rear garden, opening leading through to kitchen.

KITCHEN

14'8" x 8'10" (max) (4.47m x 2.69m (max))

TWO UPVC double glazed windows to rear, white wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and induction hob, stainless steel extractor fan hood, tiled splash backs, space and plumbing for washing machine and dishwasher, space for fridge freezer, oak effect laminate flooring, opaque UPVC double glazed door to side leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, stripped floorboards, loft hatch (loft partly boarded with drop down ladder and light), wood panelled oak doors leading to bedrooms and bathroom.

Tel: 0117 956 1234

BEDROOM ONE

14'2" x 10'3" (4.32m x 3.12m)

UPVC double glazed bay window to front, stripped wood floorboards, radiator, 2 wall lights.

BEDROOM TWO

12'0" 10'8" (3.66m 3.25m)

UPVC double glazed window to rear, radiator, built in cupboard housing Worcester combination boiler,

BEDROOM THREE

8'0" x 7'10" (2.44m x 2.39m)

UPVC double glazed window to front, radiator, stripped wood floorboards.

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: panelled bath with mains controlled shower over with drench head, pedestal wash hand basin, close coupled WC, double radiator, wood effect flooring, tiled walls.

OUTSIDE:

REAR GARDEN

Laid mainly to lawn with seating area to stone chippings, variety of plants, shrubs and trees, wood

store, area to back of garden laid to stone chippings providing further seating space, wood storage, side and rear gated access, courtesy door to garage, garden enclosed by boundary fencing.

FRONT OF PROPERTY/DRIVEWAY

Brick paved Driveway to front providing off street parking space.

GARAGE

Located to rear of garden, single with power and light, rear vehicle lane access.



Road Map



Hybrid Map



Terrain Map



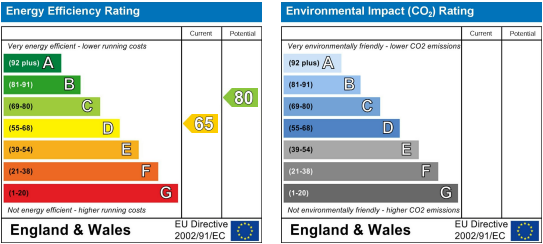
Floor Plan



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.