

HUNTERS®

HERE TO GET *you* THERE



Wedgewood Road

Downend, Bristol, BS16 6LT

£425,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this double bay fronted semi-detached family home which occupies a quiet position in the popular area of Bromley Heath. The property is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as for Bromley Heath Infant and Junior schools which are within easy walking distance along with Bromley Heath Park a short walk away.

The amenities of Downend are situated within easy reach and provide a variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgery and dentists.

The spacious living accommodation on the ground floor comprises of: entrance hallway, lounge with bay window and wood burner, dining room with patio doors leading to the decking area. There is a fitted kitchen with solid wood worktops and built in Neff oven and 5 ring gas hob.

The first floor comprises of: two double bedrooms, a generous sized single bedroom and shower room.

The property further benefits from having double glazing and a newly installed combination boiler. Externally there is a good sized rear garden with raised decking providing ample outdoor seating space, front garden, driveway providing off street parking space and a single attached garage.

ENTRANCE HALLWAY

Opaque UPVC double glazed door with matching side window panels, double radiator, ceiling spotlights, stripped and varnished floorboards, under stair recess housing gas and electric meters, stairs rising to first floor accommodation, doors leading to: lounge, dining room and kitchen.

LOUNGE

13'10" (into bay) x 11'11" (4.22m (into bay) x 3.63m)
UPVC double glazed bay window to front, coved ceiling, double radiator, TV aerial outlet, engineered oak floor, open feature fireplace with cast iron wood burner inset, granite hearth, opening leading through to dining room.

DINING ROOM

12'7" x 12'0" (3.84m x 3.66m)
Coved ceiling, engineered oak floor, double radiator, UPVC double glazed patio door leading out to decking/rear garden.

KITCHEN

13'9" x 9'2" (4.19m x 2.79m)
Two UPVC double glazed windows to rear, range of fitted wall and base units, solid wood work tops, tiled splash backs, 1 1/2 stainless steel sink bowl units with mixer tap, built in Neff stainless steel electric double oven and 5 ring gas hob, stainless steel extractor fan hood, space for dishwasher and fridge freezer, space and plumbing for washing machine, oak effect laminate flooring, double and single radiators, newly installed wall mounted Ideal combination boiler, opaque UPVC double glazed door to side.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, spindled balustrade, loft hatch, built in airing cupboard housing radiator, doors leading to bedrooms and bathroom.

BEDROOM ONE

13'10" (into bay) x 10'6" (4.22m (into bay) x 3.20m)
UPVC double glazed bay window to front, radiator, LED downlighters, range of fitted wardrobes.

BEDROOM TWO

12'7" x 10'9" (3.84m x 3.28m)

UPVC double glazed window to rear, radiator, range of fitted wardrobes with sliding door fronts.

BEDROOM THREE

9'11" (into bay) x 7'8" (3.02m (into bay) x 2.34m)

UPVC double glazed bay window to front, double radiator.

SHOWER ROOM

Opaque UPVC double glazed window to rear, close coupled W.C, wall hung wash hand basin, walk in shower enclosure with glass screen. Aqualisa Quartz digital shower. tiled walls, heated towel radiator, LED downlighters.

OUTSIDE:

REAR GARDEN

Good size garden with decking seating area enclosed by a picket fence. Wildlife pond surrounded by well stocked planting. Paved path leading to a vegetable plot accessed through trellis fencing. Timber shed with power and lighting, external light and water tap. Side gate access, garden enclosed by boundary fencing.

FRONT GARDEN

Laid to patio slabs, raised brick border well stocked with array of plants and shrubs, enclosed by boundary wall.

DRIVEWAY

To front of property providing an off street parking space.

GARAGE

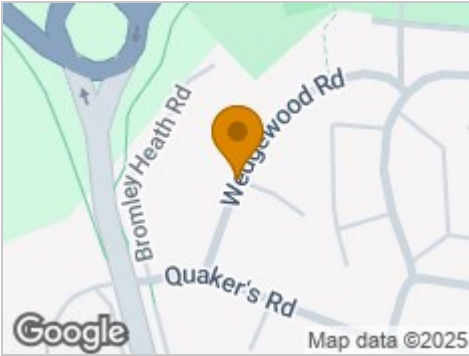
Attached single garage, up and over door access, window to the side, power and light.

ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



Road Map



Hybrid Map



Terrain Map



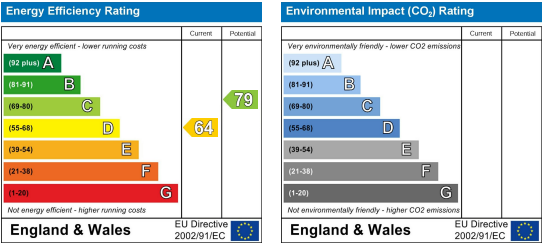
Floor Plan



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.