HUNTERS®

HERE TO GET *you* THERE



Heath Gardens

Coalpit Heath, Bristol, BS36 2TQ

£375,000

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Council Tax: C





2 Heath Gardens

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DISCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this semi-detached bungalow which occupies a pleasant secluded cul-de-sac position in the popular area of Coalpit Heath. The property is located conveniently for access onto the Avon ring road and for major commuting routes, as well as being on the door step of picturesque countryside whilst being in close proximity of local shops and other amenities.

The well presented living accommodation comprises to the ground floor: entrance hallway, a 17ft lounge/diner with French doors out to rear garden, a modern white high gloss kitchen, 2 bedrooms and a modern shower room. Stairs rise to the first floor where there is a landing with access to a 17ft loft room which is currently displayed as a bedroom.

Additional benefits include; gas central heating, UPVC double glazed windows, a large 1 1/2 size garage, driveway providing off street parking for 2 cars, a low maintenance front garden and a very well tended rear garden laid to artificial lawn and patio.

ENTANCE HALLWAY

Access via a UPVC stained glass double glazed door, Radiator, built in storage cupboard, stairs rising to

first floor accommodation, doors leading to all rooms.

KITCHEN

10'4" x 10'2" (3.15m x 3.10m)

Dual aspect UPVC double glazed windows Dual aspect UPVC double glazed windows to rear and side, range of fitted white high gloss wall and base units, speckled effect laminate work top incorporating a ceramic 1 1/2 sink bowl unit with mixer tap, tiled splash backs, built in electric oven and gas hob, extractor fan hood, integrated, dishwasher, space for fridge freezer, tiled floor, space and plumbing for washing machine, built in cupboard housing a Worcester combination boiler, UPVC double glazed door leading out to rear

LOUNGE/DINER

17'7" x 13'7" (5.36m x 4.14m)

Coved ceiling, double and single radiators, TV point for wall mounted TV, wall mounted electric feature fire, UPVC double glazed French doors with matching side window panel leading out to rear garden.

BEDROOM ONE

12'5" x 10'1" (3.78m x 3.07m)

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

BEDROOM TWO

10'1" x 9'5" (3.07m x 2.87m)

Currently displayed as a dining room, UPVC double glazed window to front, radiator.

SHOWER ROOM

Opaque UPVC double glazed window to side, white, suite comprising: close coupled W.C, vanity unit with wash hand basin inset, newly installed shower enclosure housing a Mira sport electric shower system, fully tiled walls, heated towel rail, tiled floor, halogen downlighters, extractor fan, under floor heating.

FIRST FLOOR LANDING
UPVC double glazed window to side, 2 x door access to eave storage, door leading to loft room.

LOFT ROOM
17'4" x 9'7" (5.28m x 2.92m)
Currently displayed as a bedroom, Velux window to rear, double radiator, telephone point.

OUTSIDE:

REAR GARDEN
Laid to artificial lawn with a raised patio, well stocked plant/shrub borders, outside light, water tap, side gated access, courtesy door to garage, enclosed by boundary wall.

FRONT GARDEN
Low maintenance garden, pathway to entrance, laid to stone chippings, imprinted concrete pathway to entrance, enclosed by boundary wall

DRIVEWAY
Imprinted concrete driveway providing off street parking for 2 cars leading to garage.

GARAGE
20'8" (max) x 20'0" (6.30m (max) x 6.10m)

Large 1 1/2 size garage with an electrically operated door, power and light.

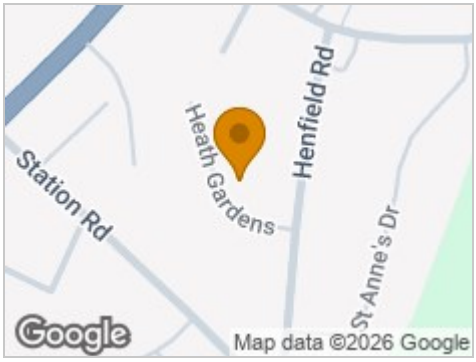








Road Map



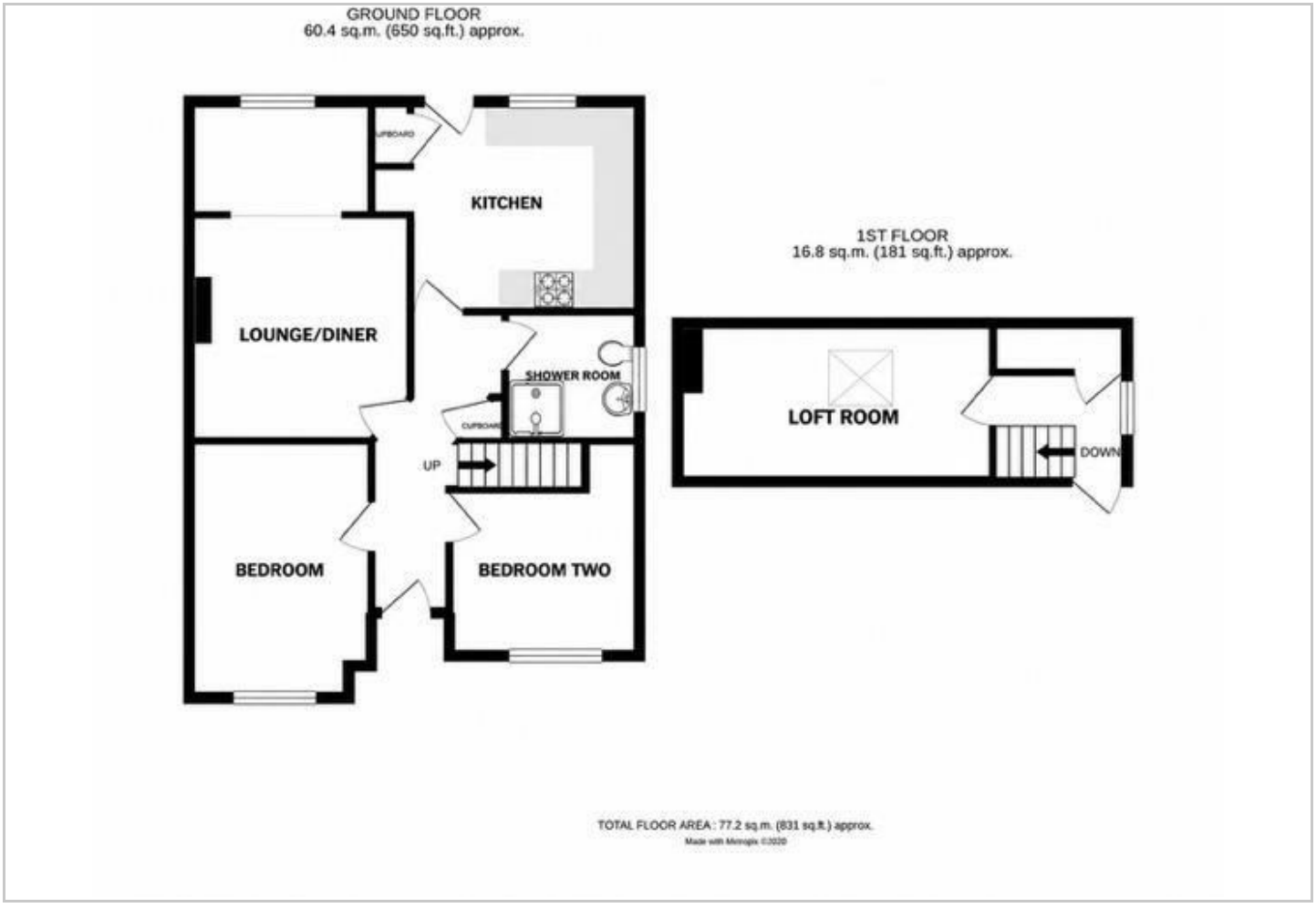
Hybrid Map



Terrain Map



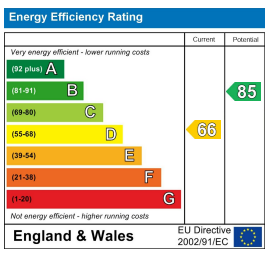
Floor Plan

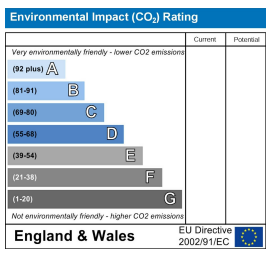


Viewing

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.

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