

HUNTERS®

HERE TO GET *you* THERE



Church Road

Soundwell, Bristol, BS16 4RG

£375,000



Council Tax:



70 Church Road

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£375,000



DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this semi-detached property which requires modernisation throughout.

In our opinion this property has bags of potential and could be extended (subject to the relevant planning permission) to the side and rear to provide larger accommodation if required.

The property is conveniently located for the amenities of both Kingswood and Staple Hill, for access onto the Bristol cycle path and Avon Ring road and for the popular Page Park which provides excellent outdoor recreational space for people of all ages.

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

The accommodation comprises to the ground floor; an entrance hall with beautifully maintained original mosaic tiled floor, a bay fronted lounge, separate dining room, kitchen, utility area and cloakroom. To the first floor there is a wet room and three double sized bedrooms.

Externally to the front of the property is an area laid to Tarmac providing off street parking and a garage and to the rear is a large established rear garden which is mainly laid to paved patio and lawn. Additional benefits include; uPVC double glazed windows and a Worcester boiler providing gas central heating.

ENTRANCE

Via a uPVC door leading into an entrance hall.

ENTRANCE HALL

uPVC double glazed window to front, coved ceiling, dado rail, original mosaic tiled floor, stairs leading to first floor accommodation and doors leading into lounge and dining room.

LOUNGE

12'4" x 11'8" (3.76m x 3.56m)

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

DINING ROOM

13'0" x 11'7" (3.96m x 3.53m)

uPVC double glazed window to rear, fireplace housing a gas coal and flame effect fire, radiator.

KITCHEN

11'6" x 8'6" (3.51m x 2.59m)

uPVC double glazed window to rear, stainless steel one and a half bowl sink drainer with tiled splash backs, range of fitted white wall and base units, roll edged work surface, gas cooker point, fitted stainless steel cooker hood, radiator, stable style door leading into utility room.

UTILITY ROOM

9'2" x 7'2" (2.79m x 2.18m)

Dual aspect uPVC double glazed windows, plumbing for washing machine, door leading into cloakroom and half opaque uPVC double glazed door leading into rear garden.

CLOAKROOM

White W.C. tiled walls.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to front, loft access, coved ceiling, storage cupboard, doors leading into all first floor rooms.

BEDROOM ONE

11'8" x 10'4" (3.56m x 3.15m)

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

BEDROOM TWO

8'6" x 8'1" (2.59m x 2.46m)

uPVC double glazed window to rear, coved ceiling, sliding fronted fitted wardrobe, radiator.

BEDROOM THREE

12'9" x 7'8" (3.89m x 2.34m)

Dual aspect uPVC double glazed windows, Worcester boiler supplying gas central heating and domestic hot water, radiator.

WET ROOM

5'6" x 5'3" (1.68m x 1.60m)

Opaque uPVC double glazed window to rear, coved ceiling, white suite comprising; W.C. wash hand basin, Mira shower system, tiled walls, radiator.

OUTSIDE

FRONT

Two areas laid to lawn with established trees and shrubs, wooden gate providing pedestrian access into rear garden.

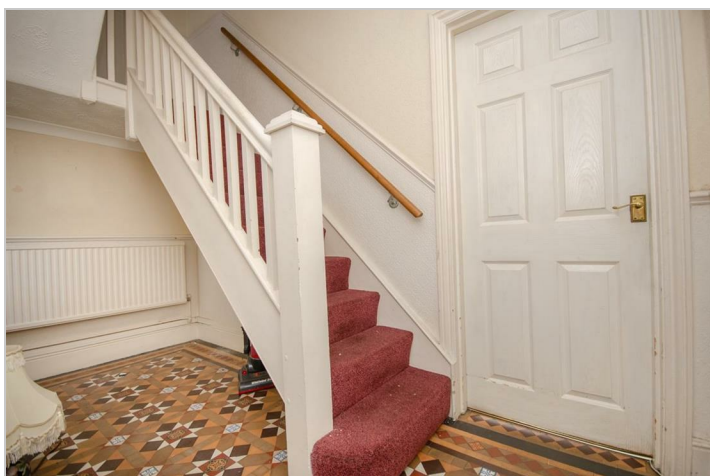
An area laid to Tarmacadam providing off street parking.

REAR GARDEN

Paved patio leading to an area laid mainly to lawn with established herbaceous borders displaying trees and shrubs, water tap.

GARAGE

Single sized attached garage with metal up and over door and courtesy door leading into the rear garden.



Road Map



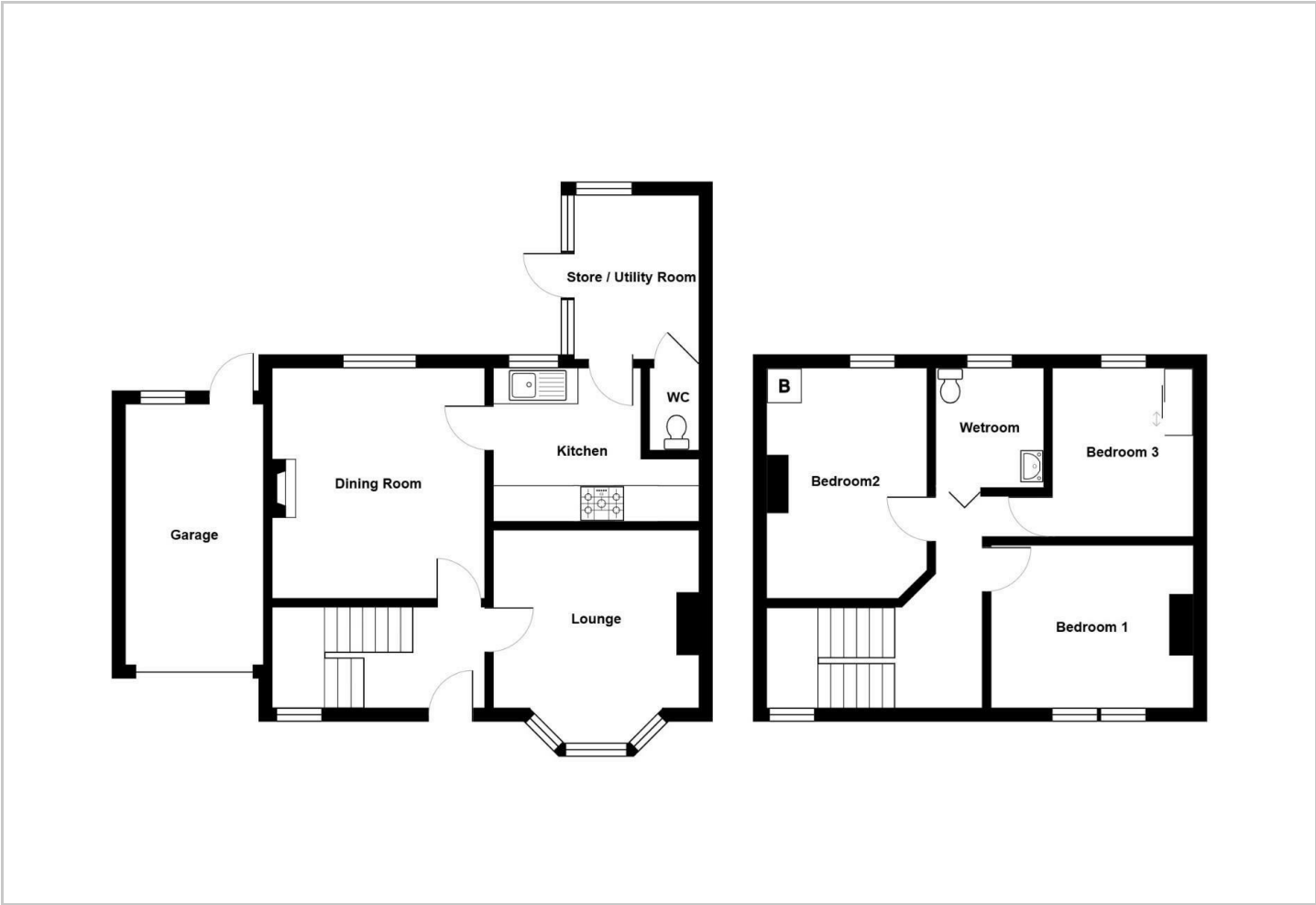
Hybrid Map



Terrain Map



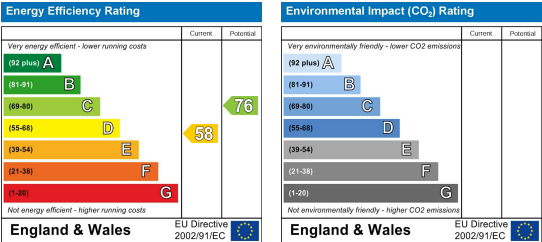
Floor Plan



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.