

HUNTERS®

HERE TO GET *you* THERE



The Meads

Downend, Bristol, BS16 6RQ

£289,995



Council Tax: B



2 The Meads

Downend, Bristol, BS16 6RQ

£289,995



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented end of terrace property which occupies a cul-de-sac position conveniently located for amenities and popular schools

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

The property is also situated within easy reach of excellent transport links into the city centre and for the Avon ring road and major commuting routes.

In our opinion this property would ideally suit a first time purchaser or those seeking an easier to manage environment.

The spacious accommodation comprises to the ground floor; a lounge to the front and a kitchen/diner to the rear. The kitchen is fitted with a range of modern grey coloured wall and base units which incorporate an integral oven, hob and dishwasher and is complimented by a white quartz worksurface.

To the first floor there are two double bedrooms and a bathroom with a MIRA over bath shower.

Externally to the front of the property are off street parking spaces for several cars, whilst to the rear is a low maintenance garden which is mainly laid to lawn and paved patio.

Additional benefits include; gas central heating and uPVC double glazed windows.

An internal viewing appointment is encouraged to fully appreciate what this super property has to offer.

ENTRANCE

Via an opaque uPVC double glazed door, leading into kitchen/diner.

LOUNGE

15'6" x 13'1" (4.72m x 3.99m)

uPVC double glazed window to front, fireplace housing a chrome electric coal and flame effect fire, TV aerial point, radiator.

KITCHEN/DINER

15'6" x 11'7" (4.72m x 3.53m)

Two uPVC double glazed windows to rear, ceiling with recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap inset into a white quartz worksurface with upstand, range of modern grey coloured wall and base units with soft close doors and drawers incorporating an integral stainless steel electric oven with four ring ceramic hob with an extractor fan over and dishwasher, space for a tall fridge freezer, plumbing for washing machine, understairs cupboard (currently used as a larder), understairs storage cupboard housing consumer unit and gas and electric meters, radiator, Karndean floor, opaque uPVC double glazed door leading into rear garden and stairs leading to first floor accommodation.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, cupboard housing boiler supplying gas central heating and domestic hot water, radiator, doors leading into all first floor rooms.

BEDROOM ONE

12'3" x 10'9" (3.73m x 3.28m)

uPVC double glazed window to front, built in double fronted wardrobe, radiator.

BEDROOM TWO

11'7" x 11'2" (3.53m x 3.40m)

uPVC double glazed window to rear, radiator.

BATHROOM

7'1" x 6'2" (2.16m x 1.88m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and a chrome Mira over bath shower, tiled splash backs, radiator.

OUTSIDE

FRONT

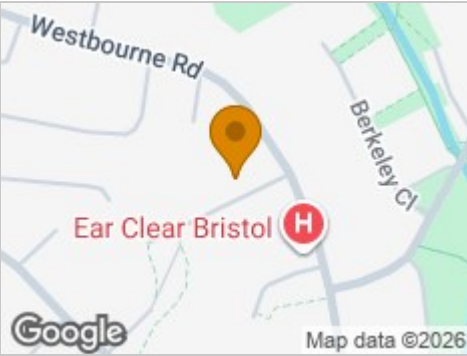
Area laid to loose chippings with herbaceous border, concrete driveway providing off street parking spaces, gate providing pedestrian access into rear garden.

REAR GARDEN

Paved patio leading to an area laid to lawn with established herbaceous borders, water tap, outside power points, security lighting, brick built storage cupboard, garden surrounded by wooden fencing.



Road Map



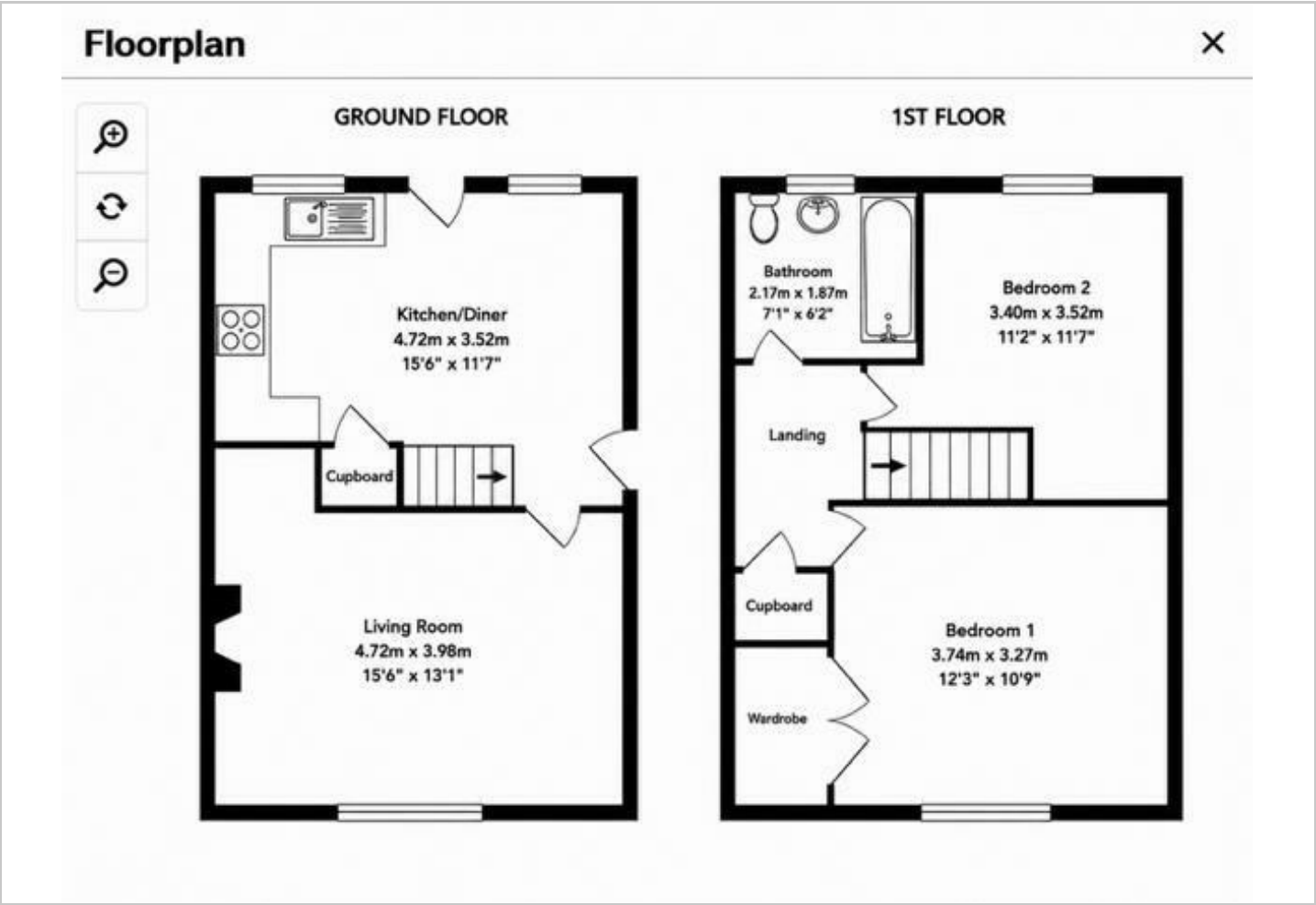
Hybrid Map



Terrain Map



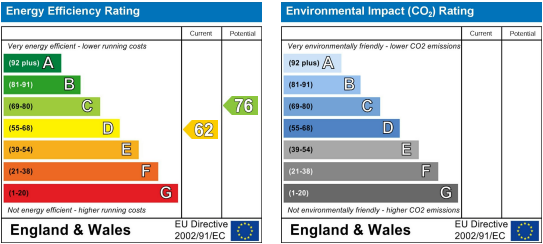
Floor Plan



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.