HUNTERS®

HERE TO GET *you* THERE



Bromley Drive

Downend, Bristol, BS16 6JQ

£425,000

3 1 2 D

Council Tax:





38 Bromley Drive

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this with no onward chain this semi-detached family home which is situated within easy walking distance for Bromley Heath Junior & Primary School as well as being conveniently located for the amenities of both Downend and Emersons Green, excellent transport links into the city centre and picturesque countryside walks towards Winterbourne and Hambrook.

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

This spacious property does require some modernisation and in our opinion would ideally suit a purchaser looking to put their own stamp on a property in this popular location.

The accommodation comprises to the ground floor; entrance hall, cloakroom, a large bay fronted lounge/diner with sliding patio doors leading into the rear garden and a generous sized kitchen/diner.

To the first floor there is a shower room and three bedrooms.

Externally to the front of the property there is off street parking for several cars leading to a single sized garage and an established level rear garden which is mainly laid to lawn.

Additional benefits include; gas central heating which is provided by a modern Vaillant boiler and uPVC double glazed windows.

WE would highly recommend an early internal viewing to fully appreciate the potential that this super property has to offer.

ENTRANCE

Via a part opaque uPVC door, leading into an entrance porch.

ENTRANCE PORCH

Tiled floor, opaque glazed panelled door leading into entrance hall.

ENTRANCE HALL

Cupboards housing gas, electric meter and consumer unit, understairs storage cupboard, radiator, spindled staircase leading to first floor accommodation.

CLOAKROOM

Opaque glazed window to side, white suite comprising; W.C. and wash hand basin and tiled splash backs.

LOUNGE/DINER

28'0" into bay x 11'6" (8.53m into bay x 3.51m)

uPVC double glazed bay window to front, coved ceiling, fireplace, coved ceiling, TV aerial point, double glazed sliding patio doors leading into rear garden.

KITCHEN/BREAKFAST ROOM

18'7" x 8'1" (5.66m x 2.46m)

Dual aspect uPVC double glazed windows, coved ceiling, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, fitted wall and base units, roll edged worksurface, electric cooker point, space for a tall fridge freezer, plumbing for dishwasher, plumbing for washing machine, , Vaillant boiler supplying gas central heating and domestic hot water, half opaque glazed door leading to side.

FIRST FLOOR ACCOMMODATION

LANDING
uPVC double glazed window to side. loft access, spindled balustrade, doors leading into all first floor rooms.

BEDROOM ONE
14'8" into bay x 8'7" measured to wardrobes (4.47m into bay x 2.62m measured to wardrobes)
uPVC double glazed window to front, fitted wardrobes with dressing table and over head storage cupboards, radiator.

BEDROOM TWO
12'3" x 8'9" measured to wardrobes (3.73m x 2.67m measured to wardrobes)
uPVC double glazed window to rear, fitted wardrobes housing an immersion heater, over head storage cupboards.

BEDROOM THREE
9'8" x 7'2" (2.95m x 2.18m)
uPVC double glazed window to front, fitted double fronted cupboard with over head storage cupboards, radiator.

SHOWER ROOM
7'1" x 5'5" (2.16m x 1.65m)
Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin and walk-in shower with a chrome shower system, panelled splash backs, radiator.

OUTSIDE

FRONT
Crazy paved area with herbaceous borders and a concrete driveway to the side of the property.

REAR GARDEN
Paved patio leading to an area which is mainly laid to lawn with feature pond and established herbaceous borders displaying mature trees and shrubs, timber framed shed, greenhouse, water tap, door leading into garage.

GARAGE
Single sized with metal up and over door.









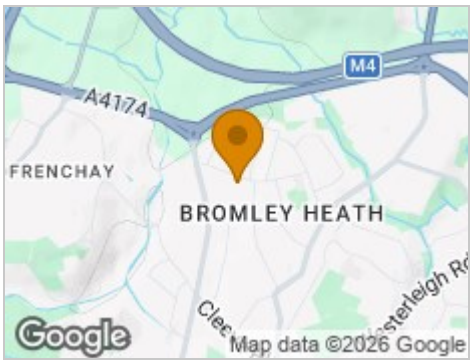
Road Map



Hybrid Map



Terrain Map



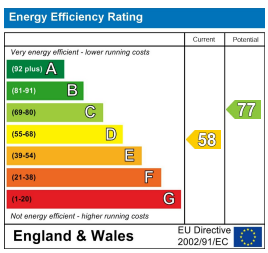
Floor Plan

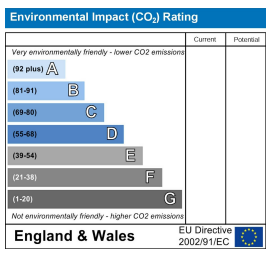


Viewing

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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