

HUNTERS[®]

HERE TO GET *you* THERE



Downend Road

Downend, Bristol, BS16 5EB

£350,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market with no onward chain this attractive double bay fronted Victorian terrace home. The property offers a fantastic balance of light and space throughout and this character home still retains its traditional lay out which is displayed over three floors and makes the perfect family or professionals accommodation. Conveniently located within easy reach of Downend, Fishponds and Staple Hill high streets and with an array of shops, parks, amenities and schools in the local area, this four bedroom home benefits from quick and easy access to local transport links and motorways and provides easy access to Bristol City Centre.

The accommodation comprises in brief to the ground floor: entrance vestibule, hallway, lounge, dining room, 16ft kitchen, lobby/utility and modern installed shower room. To the first floor can be found 3 generous sized bedrooms and a shower room. A staircase rises to a loft room/bedroom 2.

The property further benefits from having sash and double glazed windows, gas central heating and a courtyard style rear garden.

ENTRANCE VESTIBULE

Coved/cornice ceiling, dado rail, cupboard housing gas meter, hardwood opaque glazed door with matching side window leading to hallway.

HALLWAY

Coved ceiling, dado rail, double radiator, cupboard housing electric meter, stairs rising to first floor, doors leading to Lounge, dining room and kitchen.

LOUNGE

15'4" (into bay) x 11'11" (4.67m (into bay) x 3.63m)
Sash bay window to front with stained glass transoms, double radiator, feature stone fireplace with gas coal flame effect fire inset, doorway leading through to dining room.

DINING ROOM

12'5" x 11'4" (3.78m x 3.45m)
UPVC double glazed window to rear, brick feature fireplace, fitted cupboard with hanging rail.

KITCHEN

16'11" (max) x 9'5" (5.16m (max) x 2.87m)
UPVC double glazed window to side, coved ceiling, range of fitted wood wall and base units, laminate work top incorporating a stainless steel sink bowl unit with mixer tap, tiled splash backs, space for cooker, space for fridge freezer, wall mounted cupboard housing Worcester combination boiler, hardwood opaque glazed door leading to outer lobby.

OUTER LOBBY/UTILITY

Radiator, tiled floor, utility section with base unit and laminate work top, space and plumbing for washing machine, tiled splash backs, hardwood opaque glazed door leading out to rear garden, door to shower room.

SHOWER ROOM

Opaque glazed window to rear, close coupled W.C, vanity unit with wash hand basin inset, glass shower enclosure housing a mains shower system. part tiled walls and aqua boards, radiator, chrome heated towel radiator, shaver light, extractor fan.

FIRST FLOOR ACCOMMODATION:

Tel: 0117 956 1234

LANDING

Spindled balustrade, picture rail, stairs rising to second floor, doors leading to bedroom 1,2,3 and shower room.

BEDROOM ONE

17'4" x 15'2" (into bay) (5.28m x 4.62m (into bay))
Sash bay window to front with stained glass transoms, radiator, fitted louvre fronted wardrobes.

BEDROOM THREE

12'11" x 11'7" (max) (3.94m x 3.53m (max))
UPVC double glazed window to rear, 2 built in cupboards, radiator, vanity unit with wash hand basin inset, tiled splash backs.

BEDROOM FOUR

10'3" (max) x 9'2" (3.12m (max) x 2.79m)
UPVC double glazed window to rear, radiator.

SHOWER ROOM

Opaque UPVC double glazed window to side, close coupled W.C, pedestal wash hand basin, glass shower enclosure housing a mains controlled shower system, sliding glass door, aqua board splash back, radiator, mainly tiled walls.

SECOND FLOOR ACCOMMODATION:

BEDROOM TWO

17'2" x 13'7" (5.23m x 4.14m)

Two Velux windows to rear, radiator, door access to eave storage.

REAR GARDEN

Courtyard style garden laid to patio slabs and stone chippings, water tap, rear gated access to pedestrian lane, outside light, enclosed by boundary stone wall and fencing.

FRONT GARDEN

Laid to stone chippings, pathway to entrance, enclosed by boundary stone wall.

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



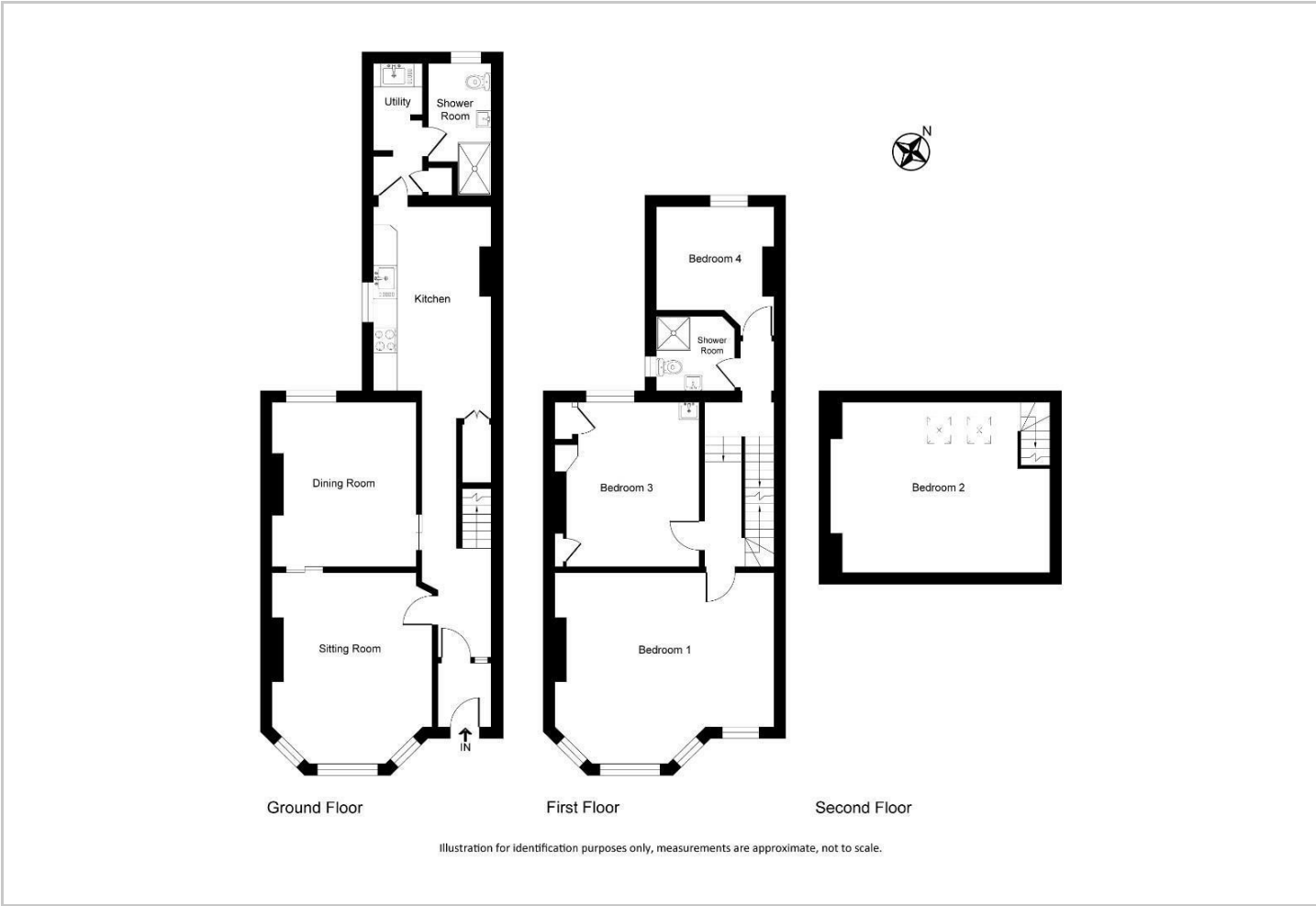
Hybrid Map



Terrain Map



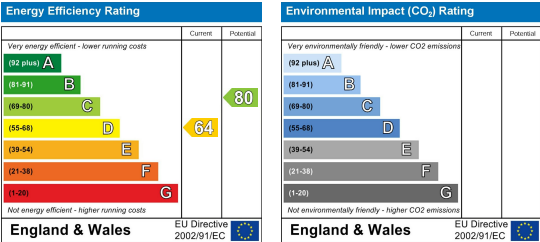
Floor Plan



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.