HUNTERS®

HERE TO GET *you* THERE



Beaufort Road

Downend, Bristol, BS16 6UG

£310,000

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Council Tax: B





50 Beaufort Road

Downend, Bristol, BS16 6UG

£310,000





DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this middle terrace property occupying a position within easy reach of many popular schools, amenities and for access onto the Avon ring road, for major motorway connections and for excellent transport links into the city centre.
The property does require some modernisation but in our opinion offers bags of potential due to the spacious accommodation it has to offer.
The accommodation comprises to the ground floor; entrance hall, a generous sized lounge/diner, kitchen and utility area. To the first floor there are three bedrooms and bathroom and a separate w.c.
Externally to the front of the property there is a small area laid to lawn and a hardstanding providing an off street parking space.
To the rear is an established level garden which is mainly laid to lawn a hardstanding and large garage.
Additional benefits include; mostly uPVC double glazed windows and a Vaillant boiler supplying gas central heating.
An internal viewing appointment is highly recommended.

ENTRANCE

Via an opaque uPVC double glazed door leading into an entrance porch.

ENTRANCE PORCH

uPVC double glazed window to side, doors leading into re-cycling and bin store and entrance hall.

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation and door leading into kitchen.

KITCHEN

10'0" x 9'0" (3.05m x 2.74m)
uPVC double glazed window to rear, one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units with a roll edged work surface, electric cooker point, plumbing for washing machine, radiator, doors leading into lounge/diner and rear lobby and opening leading into utility area.

UTILITY AREA

8'9" x 6'8" (2.67m x 2.03m)
Opaque glazed window to front, range of fitted wall and base units with a square edged worksurface, space for a tall fridge freezer.

REAR LOBBY

Dual aspect windows, half opaque uPVC double glazed door leading into rear garden.

LOUNGE/DINER

18'4" narrowing to 8'3" x 13'7" narrowing to 8'8" (5.59m narrowing to 2.51m x 4.14m narrowing to 2.64)
Dual aspect uPVC double glazed windows, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Window to rear, radiator, doors leading into all first floor rooms.

BEDROOM ONE

12'4" x 10'2" (3.76m x 3.10m)
uPVC double glazed window to front, loft access, over stairs storage cupboard, radiator.

BEDROOM TWO
10'4" x 9'8" (3.15m x 2.95m)
uPVC double glazed window front, radiator.

BEDROOM THREE
8'4" x 7'1" (2.54m x 2.16m)
uPVC double glazed window to rear, cupboard housing a Vaillant boiler supplying gas central heating and domestic hot water, radiator.

BATHROOM
5'8" x '9" (1.73m x '2.74m)
Opaque uPVC double glazed window to rear, wash hand basin and panelled bath with a Mira over bath shower system and side splash screen, tiled splash backs, heated towel rail.

W.C.
Opaque glazed window to rear, tiled walls

OUTSIDE

FRONT
Mainly laid to lawn with herbaceous borders, hardstanding providing an off street parking space.

REAR GARDEN
Mainly laid to lawn with established herbaceous borders displaying mature trees and shrubs, water tap, hardstanding with gated vehicular access.

GARAGE
19'6" x 9'6" (5.94m x 2.90m)
Door to side, power and light.

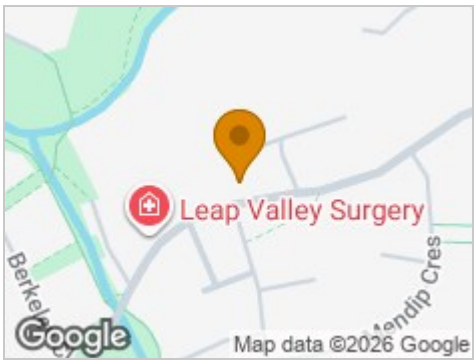








Road Map



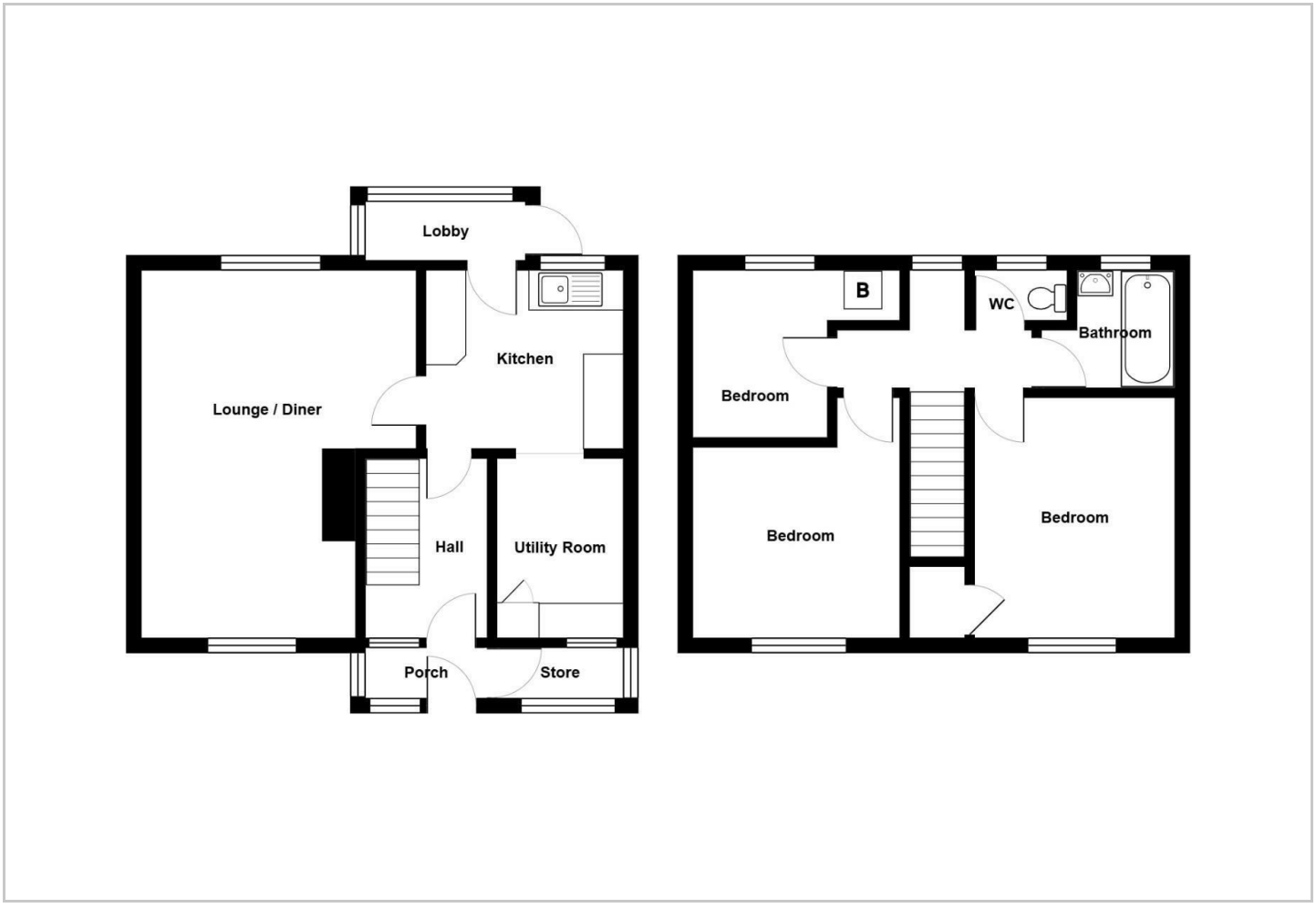
Hybrid Map



Terrain Map



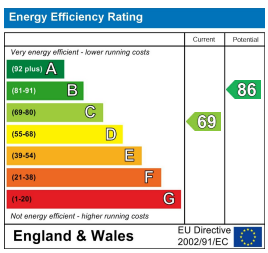
Floor Plan

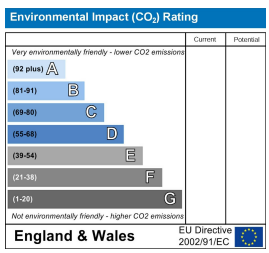


Viewing

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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