

HUNTERS[®]

HERE TO GET *you* THERE



Long Close

Downend, Bristol, BS16 2UE

£280,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this semi-detached property which occupies a quiet cul-de-sac position in the popular area of Downend.

The property is conveniently located for schools, amenities and for pleasant walks along the Frome Valley Walkway towards Frenchay Village.

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

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

The accommodation comprises to the ground floor; entrance hall, a lounge/diner and a kitchen which is fitted with a range of white high gloss wall and base units.

To the first floor there are two double bedrooms and a shower room.

Externally the property has a driveway to the side which provides off street parking spaces, a garage with power and light and an established rear garden which is mainly laid to loose chippings.

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

An internal viewing appointment is recommended.

ENTRANCE

Via an opaque and leaded glazed door, leading into an entrance hall.

ENTRANCE HALL

uPVC double glazed window to side, radiator, door leading into lounge/diner.

LOUNGE/DINER

15'5" x 11'5" (4.70m x 3.48m)

uPVC double glazed window to front, brick built fireplace housing a gas fire, TV aerial point, radiator, stairs leading to first floor accommodation and door leading into kitchen.

KITCHEN

11'5" x 7'1" (3.48m x 2.16m)

uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted white high gloss wall and base units. roll edged worksurface, electric cooker point, space for an under the counter fridge and freezer, space for a washing machine, plumbing for dishwasher, under stairs storage cupboard, radiator, boiler supplying gas central heating, half uPVC double glazed door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, doors leading into all first floor rooms.

BEDROOM ONE

10'0" x 9'5" (3.05m x 2.87m)

uPVC double glazed window to front, built in sliding mirror fronted wardrobes, radiator.

BEDROOM TWO

11'6" x 7'3" (3.51m x 2.21m)

uPVC double glazed window to rear, over stairs storage cupboard, radiator.

BATHROOM

8'5" x 5'2" (2.57m x 1.57m)

Opaque uPVC double glazed window to side, white

suite comprising; W.C. wash hand basin with chrome mixer tap and white high gloss storage cupboard below, panelled bath with chrome mixer tap and Mira over bath shower with side splash screen, tiled walls, radiator.

OUTSIDE

FRONT

An area laid to loose chippings, paved path to entrance.

OFF STREET PARKING

Driveway laid to Tarmacadam providing off street parking.

GARAGE

20'7" x 8'2" (6.27m x 2.49m)

Metal up and over door, power and light, courtesy door into rear garden.

REAR GARDEN

Paved patio leading to area which is mostly laid to loose chippings with established herbaceous borders, water tap, garden surrounded by wooden fencing, wooden gate providing side pedestrian access.



Road Map



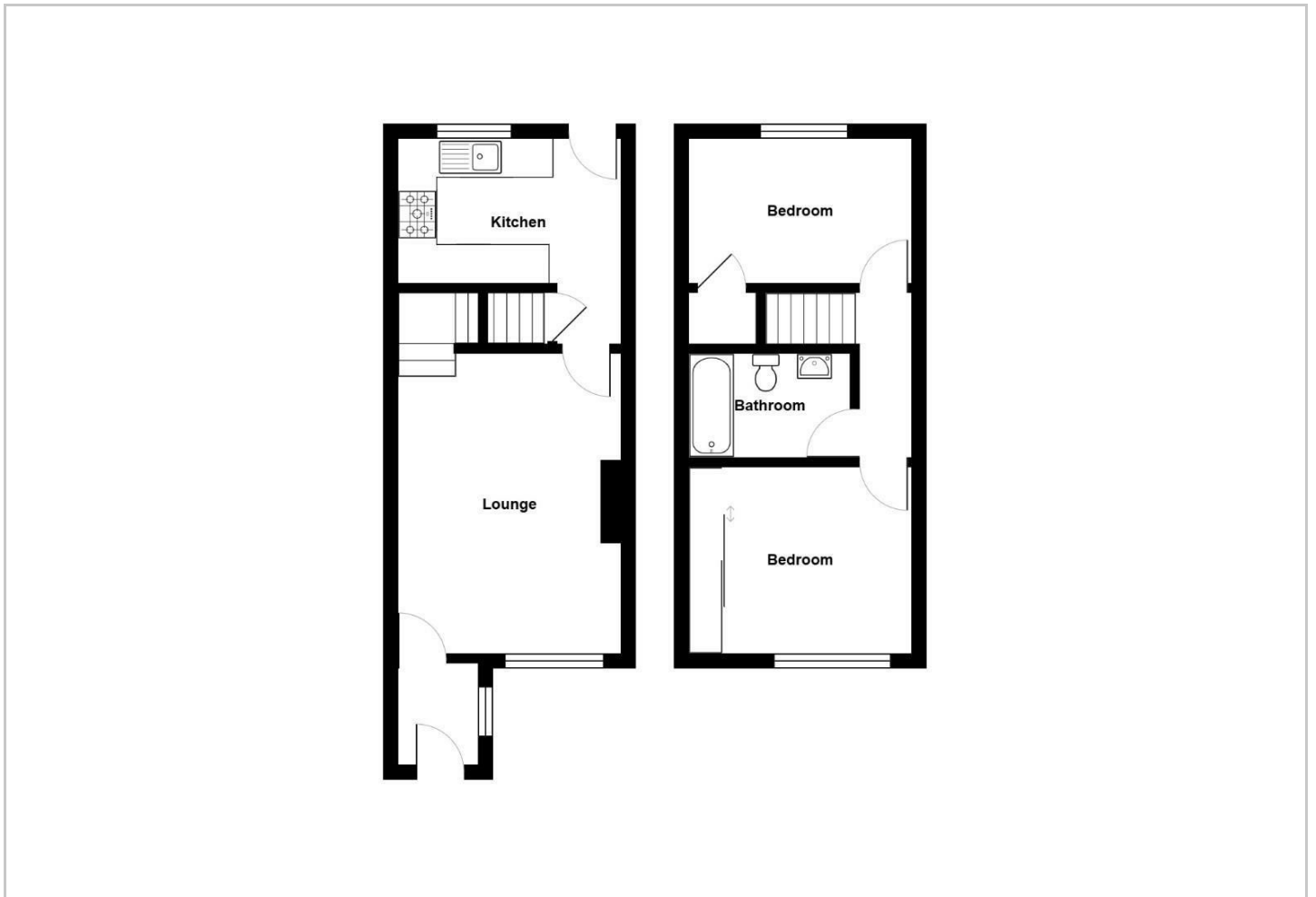
Hybrid Map



Terrain Map



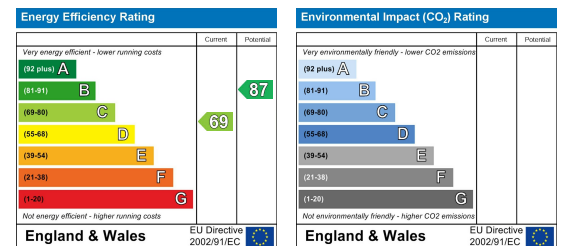
Floor Plan



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.