

# HUNTERS®

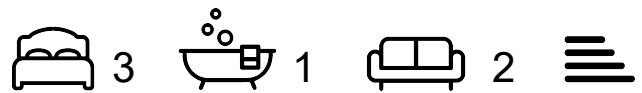
HERE TO GET *you* THERE



## Oakdale Close

Downend, Bristol, BS16 6EE

£450,000



Council Tax:



# 9 Oakdale Close

Downend, Bristol, BS16 6EE

£450,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this double bay fronted halls adjoining semi-detached family home.

The property is conveniently located for the amenities of Downend for Bromley Heath Junior & Primary Schools and for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The accommodation comprises to the ground floor, entrance hall, a lounge with wood burner, dining room, conservatory, kitchen and cloakroom. The kitchen is fitted with an extensive range of wall and base units which incorporate appliances which include a double electric oven, four ring induction hob, tall fridge freezer and dishwasher.

To the first floor there is a bathroom with an over bath shower and three bedrooms.

Other benefits include; gas central heating, uPVC double glazed windows.

## ENTRANCE

Via an opaque glazed composite door leading into an entrance hall.

## ENTRANCE HALL

Coved ceiling, under stairs storage cupboard, wooden floor, stairs leading to first floor accommodation and doors leading into lounge, dining room and kitchen.

## LOUNGE

16'8" x 13'0" (5.08m x 3.96m)

uPVC double glazed bay window to front, coved ceiling, cast iron wood burner, TV aerial point, radiator, wooden flooring.

## DINING ROOM

11'5" x 11'1" (3.48m x 3.38m)

Radiator, wooden flooring, opening leading into conservatory.

## CONSERVATORY

12'3" x 11'0" (3.73m x 3.35m)

uPVC double glazed and dwarf wall construction, TV aerial point, uPVC double glazed French doors leading into rear garden and uPVC double glazed door leading into outer lobby.

## KITCHEN

15'9" x 9'3" (4.80m x 2.82m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral stainless steel electric double oven with four ring induction hob with a stainless steel cooker hood over, tall fridge freezer, washing machine and dishwasher, TV aerial point, radiator, wooden flooring, archway leading into an outer lobby.

## OUTER LOBBY

uPVC double glazed door leading into conservatory and door leading into cloakroom.

## CLOAKROOM

White suite comprising; W.C. and wash hand basin with tiled splash backs, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water.

## FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

## LANDING

Loft access, storage cupboard, doors leading into all first floor rooms.

## BEDROOM ONE

16'6" into bay x 9'7" (5.03m into bay x 2.92m)  
uPVC double glazed bay window to front, coved ceiling, picture rail, built in wardrobes, radiator, wooden floor.

## BEDROOM TWO

11'6" x 11'2" (3.51m x 3.40m)  
Dual aspect uPVC double glazed windows, coved ceiling, radiator.

## BEDROOM THREE

7'4" x 7'4" (2.24m x 2.24m)  
uPVC double glazed window to front, coved ceiling, over stairs storage cupboard, radiator, wooden floor

## BATHROOM

7'4" x 5'4" (2.24m x 1.63m)  
Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with white high gloss drawer units below, panelled bath with chrome

mixer tap and a chrome over bath shower system with side splash screen, chrome heated towel rail, tiled floor.

## OUTSIDE

### FRONT GARDEN

Herbaceous area displaying small shrubs, paved path leading into main entrance.

### REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn and surrounded by wooden fencing, water tap, outside power point.

### GARAGE

Single sized garage with metal up and over door.

### OFF STREET PARKING

Area laid to Tarmacadam in front of the gaarge.



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.