

HUNTERS[®]

HERE TO GET *you* THERE



The Firs, Westerleigh Road

Downend, Bristol, BS16 6AZ

£170,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this first floor retirement apartment which is situated within a characterful Grade II listed building in the very heart of Downend.

This characterful property still retains some of its original features which include; picture rails and sash windows and is conveniently located with level access to amenities and major transport links into the city centre and beyond. The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgery and dental practice.

The generous accommodation comprises; entrance hall, a spacious 20ft lounge/diner, a separate fitted kitchen which incorporates an integral oven and microwave, two bedrooms and a shower room.

Other benefits include gas central heating and well maintained communal gardens for the residents to enjoy.

The residents of The Firs have the benefit of a communal lounge to socialise, a communal laundry and an on site development manager.

We would recommend an internal viewing appointment to fully appreciate what this property has to offer.

ENTRANCE

Via a door with security spy hole, leading into an entrance hall.

ENTRANCE HALL

Two storage cupboards, security entry system, doors leading into all rooms.

LOUNGE/DINER

20'11" x 15'1" (6.38m x 4.60m)

Sash windows to rear, picture rail, TV aerial point, telephone point, radiator.

KITCHEN

13'2" x 7'10" (4.01m x 2.39m)

Sash window to rear, granite work surface with upstand with a stainless steel one and a half sink inset with professional hose, range of fitted white wall and base units incorporating an integral stainless steel electric oven and microwave, space for a tall fridge freezer, two ring gas hob, Worcester boiler supplying gas central heating and domestic hot water, radiator.

BEDROOM ONE

13'0" x 8'9" (3.96m x 2.67m)

Sash window to rear, picture rail, radiator.

BEDROOM TWO

13'1" x 6'11" (3.99m x 2.11m)

Sash window to rear, loft access, picture rail, fitted double fronted cupboard, radiator.

SHOWER ROOM

Ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin and large shower cubicle with a Triton shower system, tiled splash backs, shaver point, light activated extractor fan.

OUTSIDE

COMMUNAL GARDENS

Mainly laid to lawn well maintained communal gardens with established trees and shrubs.

COMMUNAL LOUNGE

There is a communal lounge for the residents to socialise in.

COMMUNAL LAUNDRY

The development has a communal laundry with washing and drying facilities.



Road Map



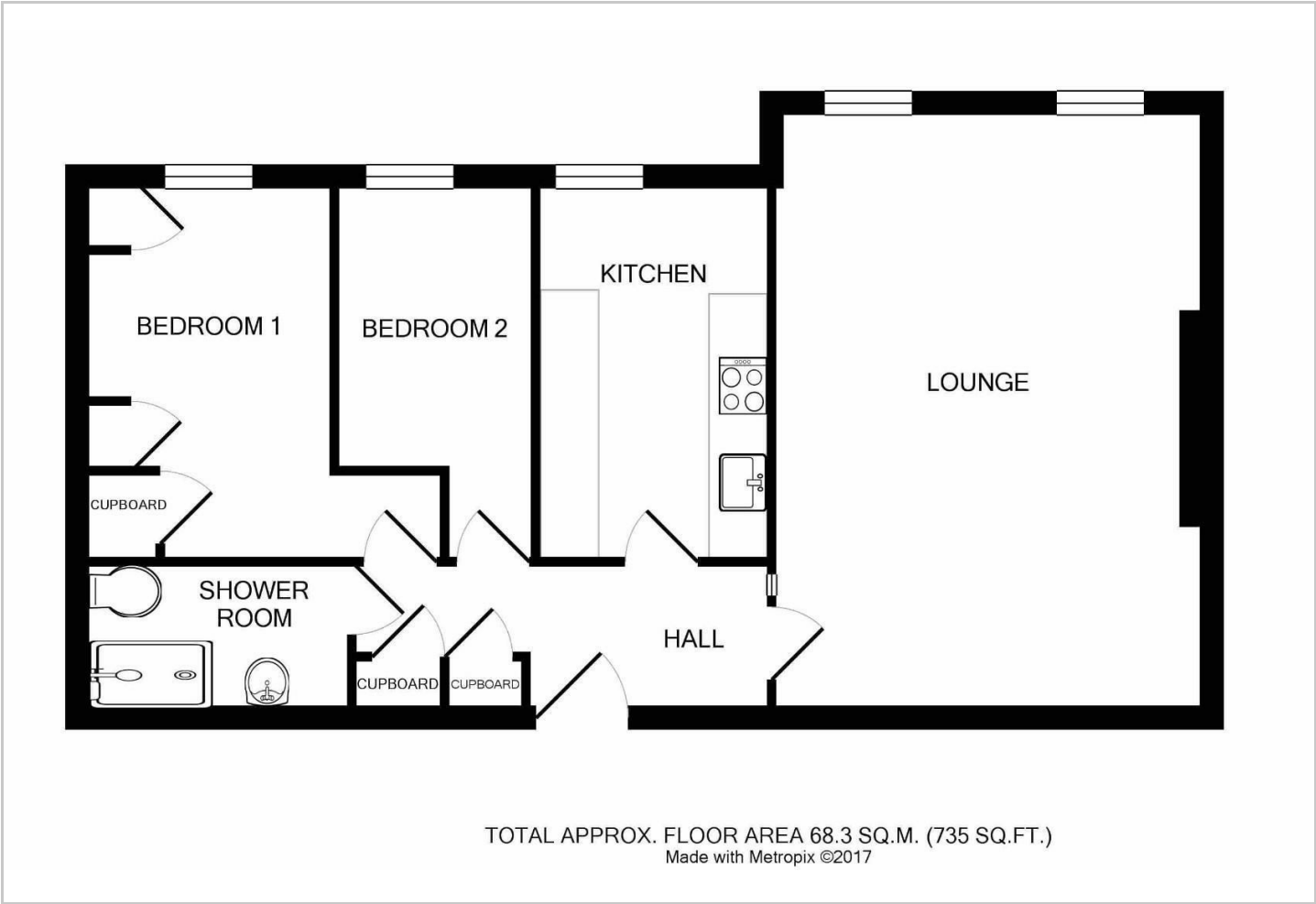
Hybrid Map



Terrain Map



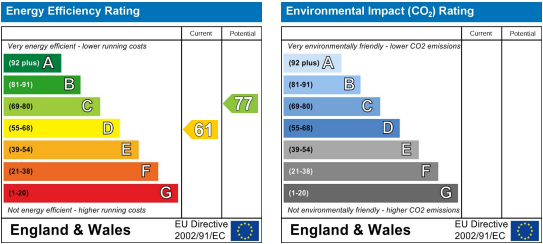
Floor Plan



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.