

# HUNTERS<sup>®</sup>

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## Old Gloucester Road

Hambrook, Bristol, BS16 1QH

Asking Price £525,000



Council Tax: D



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this deceptively spacious extended semi-detached, non estate bungalow occupying a secluded position in the popular area of Hambrook.

The property is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being ideally situated for the Abbeywood Business Park, Bristol Parkway and transport links into the city centre.

Frenchay Common and pleasant countryside walks along the Frome Valley walkway are both within easy reach and provide excellent outdoor recreational space.

The spacious accommodation comprises; entrance hall, a lounge with an open fireplace, a kitchen/diner, three double bedrooms, a modern bathroom with a separate walk-in shower and a cloakroom.

The kitchen/diner has been extended to the rear of the property providing an excellent social zone in the very heart of the property for the family to enjoy.

The kitchen is fitted with an extensive range of hand made and bespoke wall and base units which incorporate integral appliance to include a double electric oven, five ring induction hob, dishwasher and washing machine. The dining area has two sets of uPVC double glazed French doors which lead into the rear garden.

Externally to the front of the property is an area laid to loose chippings which provides off street parking spaces for several cars. To the rear of the property is a pleasant country cottage style garden stocked with a variety of mature trees and shrubs, areas laid to lawn and paved patios to sit and enjoy the sunshine!

Additional benefits include oil fired central heating, uPVC double glazed windows and a good sized garage with power and light.

We would encourage an early internal viewing appointment to fully appreciate what this super property has to offer.

## ENTRANCE

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

## ENTRANCE HALL

Coved ceiling, storage cupboard, radiator, doors leading into lounge, bedrooms one & two, kitchen/diner and bathroom.

## LOUNGE

19'8" x 13'5" (5.99m x 4.09m)

Dual aspect leaded uPVC double glazed windows, coved ceiling, brick built fireplace housing an open fire on a terracotta tiled hearth, TV aerial point, two radiators, engineered oak, flooring, access leading into kitchen/diner.

## KITCHEN/DINER

19'9" x 17'4" (6.02m x 5.28m)

Velux window, coved ceiling, Belfast sink with mixer taps and tiled splash backs, range of fitted hand made and bespoke wall and base units with soft close doors and drawers incorporating an integral electric double oven, five ring induction hob with extractor fan over, dishwasher and washing machine, space for a large fridge freezer, square edged wooden worksurface, storage cupboard housing a boiler supplying central heating, contemporary style vertical radiator, radiator, engineered oak flooring, two uPVC leaded double glazed French doors leading into rear garden, doors leading into bedroom three and cloakroom.

## CLOAKROOM

Opaque uPVC double glazed window to side, white suite comprising; W.C. and wash hand basin with chrome mixer tap.

### BEDROOM ONE

12'0" x 11'0" (3.66m x 3.35m)

Leaded uPVC double glazed window to front, coved ceiling, radiator.

### BEDROOM TWO

11'3" x 11'0" (3.43m x 3.35m)

Leaded uPVC double glazed window to rear, coved ceiling, radiator.

### BEDROOM THREE

12'4" x 6'4" (3.76m x 1.93m)

Velux window, opaque uPVC double glazed window to side, radiator, engineered oak flooring.

### BATHROOM

7'5" x 7'4" (2.26m x 2.24m)

Opaque uPVC double glazed window to rear, coved ceiling, modern white suite comprising; W.C. with concealed cistern, wash hand basin with chrome mixer tap and white high gloss double fronted cupboard below, panelled P shaped bath with chrome mixer tap and walk-in shower with a Mira shower system, tiled splash backs, radiator.

### OUTSIDE

#### FRONT GARDEN

An area laid to loose chippings providing off street

parking spaces, an area which is mainly laid to lawn with established herbaceous borders displaying mature trees and shrubs, timber bin store, paved path leading to a covered entrance with lighting.

### REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn and displayed with a variety of established trees and shrubs, small feature pond, second paved patio to the rear of the garden, two timber framed garden sheds, outside lighting, door leading into garage.

### GARAGE

16'1" x 11'4" (4.90m x 3.45m)

Metal up and over door, power and light.

### 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



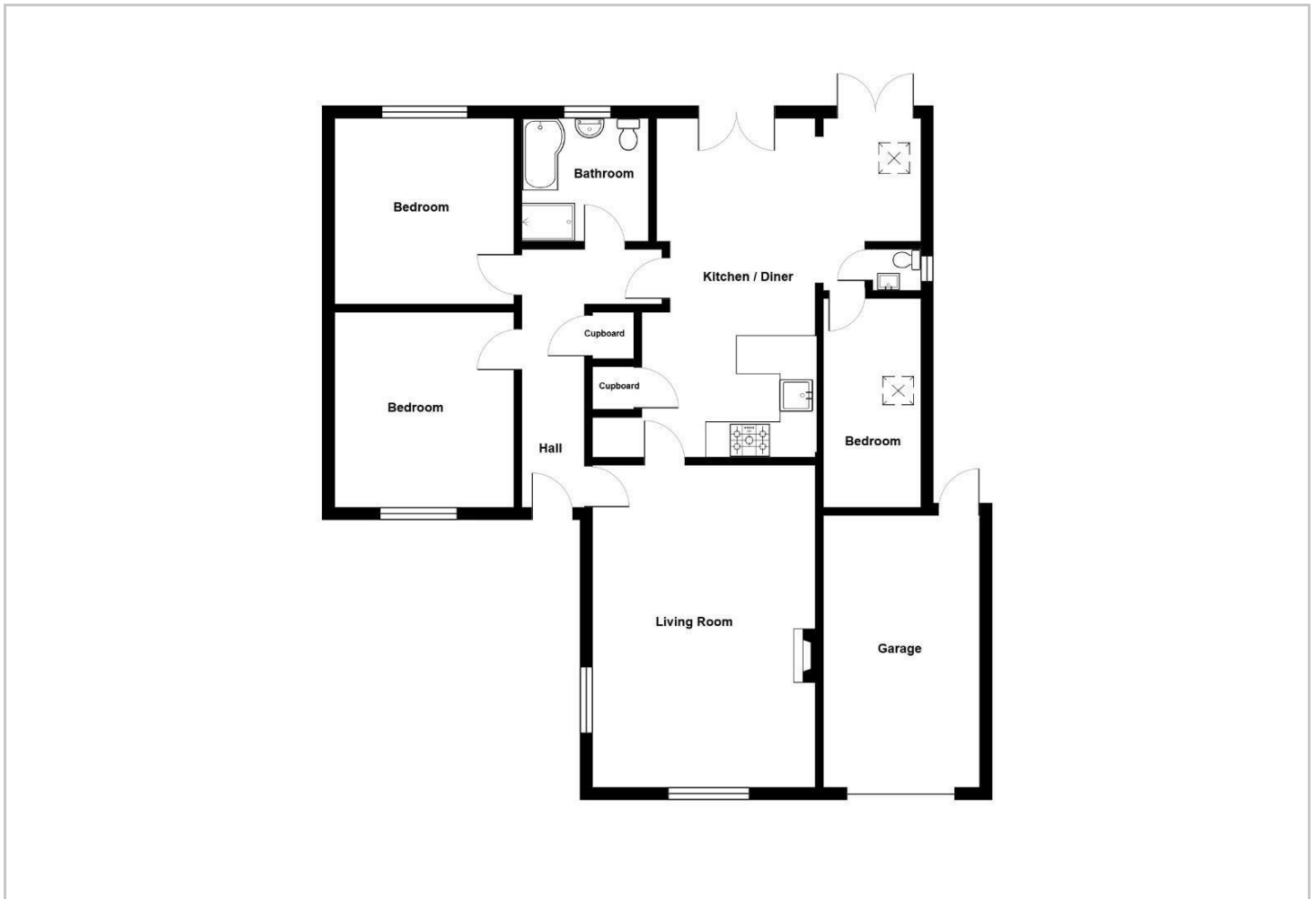
### Hybrid Map



### Terrain Map



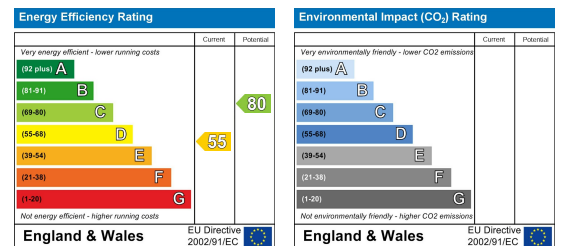
### Floor Plan



### 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.