

HUNTERS®

HERE TO GET *you* THERE



Burley Grove

Downend, Bristol, BS16 5QG

£350,000



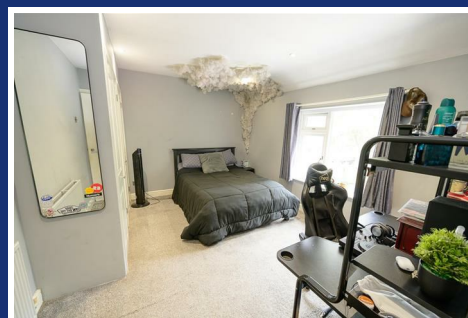
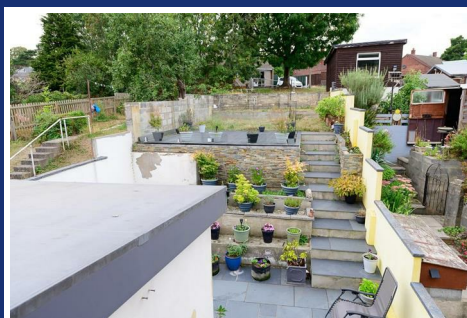
Council Tax: B



136 Burley Grove

Downend, Bristol, BS16 5QG

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this extended family home.

In our opinion this property would ideally suit a growing family due to the spacious accommodation it has to offer.

The property is conveniently located within walking distance of many well-regarded schools, for amenities, excellent transport links into the city centre and and for the popular Page Park which provides excellent outdoor recreational space for people of all ages.

The accommodation comprises to the ground floor; entrance hall, lounge and an extended open-plan kitchen/diner. This area provides 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 cream coloured high gloss wall and base units which incorporate many integral appliances.

To the first floor there is a bathroom with a separate shower cubicle and three generous sized bedrooms.

Externally to the front of the property is an area laid to Tarmac providing two off street parking spaces, whilst to the rear is a tired and landscaped garden.

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

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

ENTRANCE

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

ENTRANCE PORCH

uPVC double glazed window to side, radiator, laminate floor, door leading into lounge.

LOUNGE

511 x 321 (155.75m x 97.84m)

uPVC double glazed window to front, TV aerial point, radiator, laminate floor, stairs leading to first floor accommodation and door leading into kitchen/diner/

KITCHEN/DINER

uPVC double glazed window to rear, ceiling with recessed LED spotlights, stainless steel sink with chrome professional hose inset into a square edged worksurface with upstand, cream coloured high gloss wall and base units with soft close doors and drawers incorporating an integral stainless steel Bosch double electric oven with four ring gas hob with stainless steel cooker hood over, tall fridge, tall freezer, dishwasher and washing machine, radiator, laminate floor.

KITCHEN

11'8" x 9'5" (3.57 x 2.89)

DINING AREA

11'3" x 9'5" (3.45 x 2.88)

uPVC double glazed window to rear, ceiling with recessed LED spotlights, radiator, laminate floor, opaque uPVC double glazed door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access (the loft houses a boiler supplying gas central heating and domestic hot water), doors leading into all first floor rooms.

BEDROOM ONE

13'4" x 12'5" (4.07 x 3.81)

uPVC double glazed window to front, ceiling with recessed LED spotlights, two double fronted fitted wardrobes, radiator.

BEDROOM TWO

11'8" x 9'5" (3.57 x 2.89)

uPVC double glazed window to rear, ceiling with recessed LED spotlight, radiator.

BEDROOM THREE

7'9" x 7'6" (2.38 x 2.31)

uPVC double glazed window to front, built in over stairs storage cupboard, radiator.

BATHROOM

7'9" x 6'3" (2.38 x 1.92)

Opaque uPVC double glazed window to rear, ceiling with recessed LED spotlights, white coloured suite comprising; W.C. wash hand basin with chrome mixer tap, bath with chrome mixer tap and shower cubicle with chrome shower system with monsoon shower head and hand held attachment, tiled walls, tiled floor.

OUTSIDE

FRONT

An area laid to Tarmacadam providing two off street parking spaces.

REAR GARDEN

Slate paved patio, steps leading up to an area of composite decking with glass balustrade, established herbaceous borders, an area laid to lawn to the rear, power points, two water taps, rear vehicular service lane, side gate providing pedestrian access.



Road Map



Hybrid Map



Terrain Map



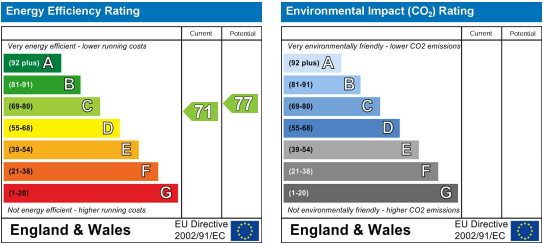
Floor Plan



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.