

HUNTERS[®]

HERE TO GET *you* THERE



Beaufort Road

Downend, Bristol, BS16 6UG

£260,000



Council Tax: A



34 Beaufort Road

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£260,000



DESCRIPTION

This impressive first floor flat has been recently renovated throughout to an extremely high standard, and offered for sale with no chain. The spacious living accommodation is both bright and airy throughout and is beautifully presented.

The property is accessed via a private entrance and comprises: lounge with charming brick fireplace and multi-fuel burner, newly fitted kitchen with stylish units and a built in oven and hob, 2 double bedrooms, master of which has fitted wardrobes and superb bathroom with luxury suite and over bath shower.

The flat has been freshly decorated throughout with new flooring, making it ideal for first-time buyers, investors, or those looking to downsize. Additional features include double glazing and gas central heating.

Outside, the property benefits from a large private garden laid to lawn, shed storage, and a driveway providing two off-street parking spaces.

Situated in the popular area of Downend, the flat is within walking distance of local shops, doctors surgery and several well-regarded schools. Excellent transport links provide easy access to the Ring Road, Bristol-Bath Cycle Path and motorway networks. Emersons Green Shopping Centre is within easy reach and can be accessed by bus or on foot, offering a wide range of retail and leisure facilities. Beautiful walks along the Leap Valley and surrounding open green spaces.

ENTRANCE

Private entrance via side of property via hardwood door, UPVC double glazed window to side, double radiator, stairs rising to first floor.

LANDING

UPVC double glazed window to side, oak effect LVT flooring, built in cupboard housing gas and electric meters and hanging rail, doors leading to kitchen and lounge.

KITCHEN

10'8" (max) x 12'7" (3.25m (max) x 3.84m)
UPVC double glazed window to rear, newly installed white wall and base units with stylish black handles, marble effect laminate work top incorporating 1 1/2 composite sink bowl unit with mixer tap incorporating 1 1/2 composite sink bowl unit with mixer tap, tiled splash backs, built in electric oven and gas hob, extractor fan hood, space and plumbing for washing machine and dishwasher, space for fridge freezer, LED downlighters, double radiator, oak effect LVT flooring.

LOUNGE

11'10" x 14'8" (3.61m x 4.47m)
UPVC double glazed window to front, oak effect LVT flooring, double radiator, brick feature fireplace with multi-fuel burner inset, TV point, feature recess space with light, door to inner hallway.

INNER HALLWAY

Loft hatch, cupboard housing Vaillant combination boiler, additional built in storage cupboards with shelving, doors leading to bedrooms and bathroom.

BEDROOM ONE

11'10" x 14'5" (max) (3.61m x 4.39m (max))

Two UPVC double glazed windows to front, coved ceiling, 2 double fitted wardrobes with matching over head cupboards and dressing table, gold coloured fitted handles, radiator, TV point.

BEDROOM TWO

10'7" x 10'4" (3.23m x 3.15m)

UPVC double glazed window to rear, coved ceiling, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, white luxury suite comprising: panelled bath, mains controlled shower over with drench head, glass shower screen, vanity unit with wash hand basin inset, concealed WC, brush gold taps and fittings, heated towel radiator, marble tiled walls and floor, LED downlighters, extractor fan.

OUTSIDE:

GARDEN

Good sized private lawn rear garden, plant and shrub borders, patio to back of garden, area laid

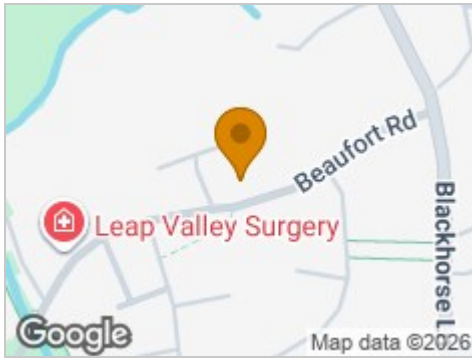
stone chippings, pathway, area to side of property with access to garden shed, garden enclosed by boundary fencing,

DRIVEWAY

To front of property laid to stone chippings providing off street parking for 2 cars.



Road Map



Hybrid Map



Terrain Map



Floor Plan

First Floor

Approx. 66.1 sq. metres (711.3 sq. feet)

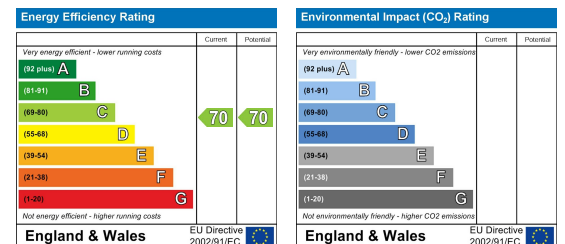


Total area: approx. 66.1 sq. metres (711.3 sq. feet)

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.