HUNTERS®

HERE TO GET *you* THERE



Long Close

Downend, Bristol, BS16 2UF

£200,000

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Council Tax: A





35 Long Close

Downend, Bristol, BS16 2UF

£200,000





DESCRIPTION

11'7" x 17'4" (3.53m x 5.28m)
Offered for sale with no onward chain. We are delighted to offer sale this well presented studio bungalow with lovely enclosed garden and off-street parking for two cars.

The property lends it self to be extended (subject to the usual planning permissions). Benefits include double glazing, gas central heating, modern fitted kitchen and bathroom. The accommodation comprises living room/bedroom area, kitchen, lobby and bathroom.

Situated within a quiet cul-de-sac the property is conveniently positioned for the local amenities of both Downend and Fishponds. The area offers fantastic local walks, a short distance to Frenchay village & Common, Vassals Park and Snuff Mills .The property offers easy access to major transport links such as the M32, M4, M5 and Bristol Parkway Station.

ENTRANCE

Access via an opaque UPVC double glazed door.

LIVING ROOM/BEDROOM AREA

11'7" x 17'4" (3.53m x 5.28m)
Open plan living space with bedroom section, Dual aspect UPVC double glazed windows to front and rear, UPVC double glazed door leading out to rear garden, double and single radiators, electric flame effect fire, TV point, coved ceiling, doors leading to kitchen and inner lobby.

KITCHEN

5'8" x 8'1" (1.73m x 2.46m)
UPVC double glazed window to front, range of fitted white high gloss wall and base units, laminate work top incorporating single stainless steel sink bowl unit with mixer tap, space for cooker, space for fridge freezer, space and plumbing for washing machine.

INNER LOBBY

Built in cupboard with hanging rail and shelving, built in airing cupboard with shelving and housing Ideal combination boiler, door leading to bathroom.

BATHROOM

5'8" x 6'0" (1.73m x 1.83m)
Opaque UPVC double glazed window to rear, suite comprising: twin gripped panelled bath with shower system over, vanity unit with wash hand basin inset, concealed WC, fitted high gloss cabinet, part tiled walls, Dimplex warm air heater, chrome heated towel radiator, loft hatch.

OUTSIDE:

REAR GARDEN

Good sized private garden, full width patios to front and back of garden, well tended lawn, plant/shrub borders, timber framed shed, rear gated access to pedestrian lane, enclosed by boundary fencing.

FRONT GARDEN

Laid to lawn, paved pathway to entrance.

PARKING

Area to side of rank providing allocated parking for 2 cars.

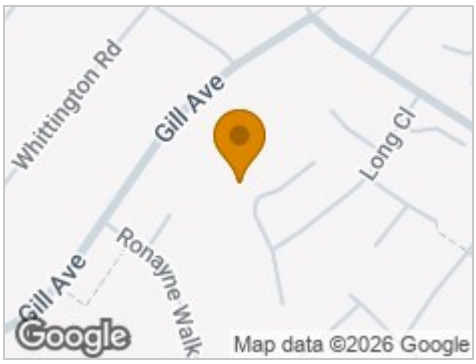








Road Map



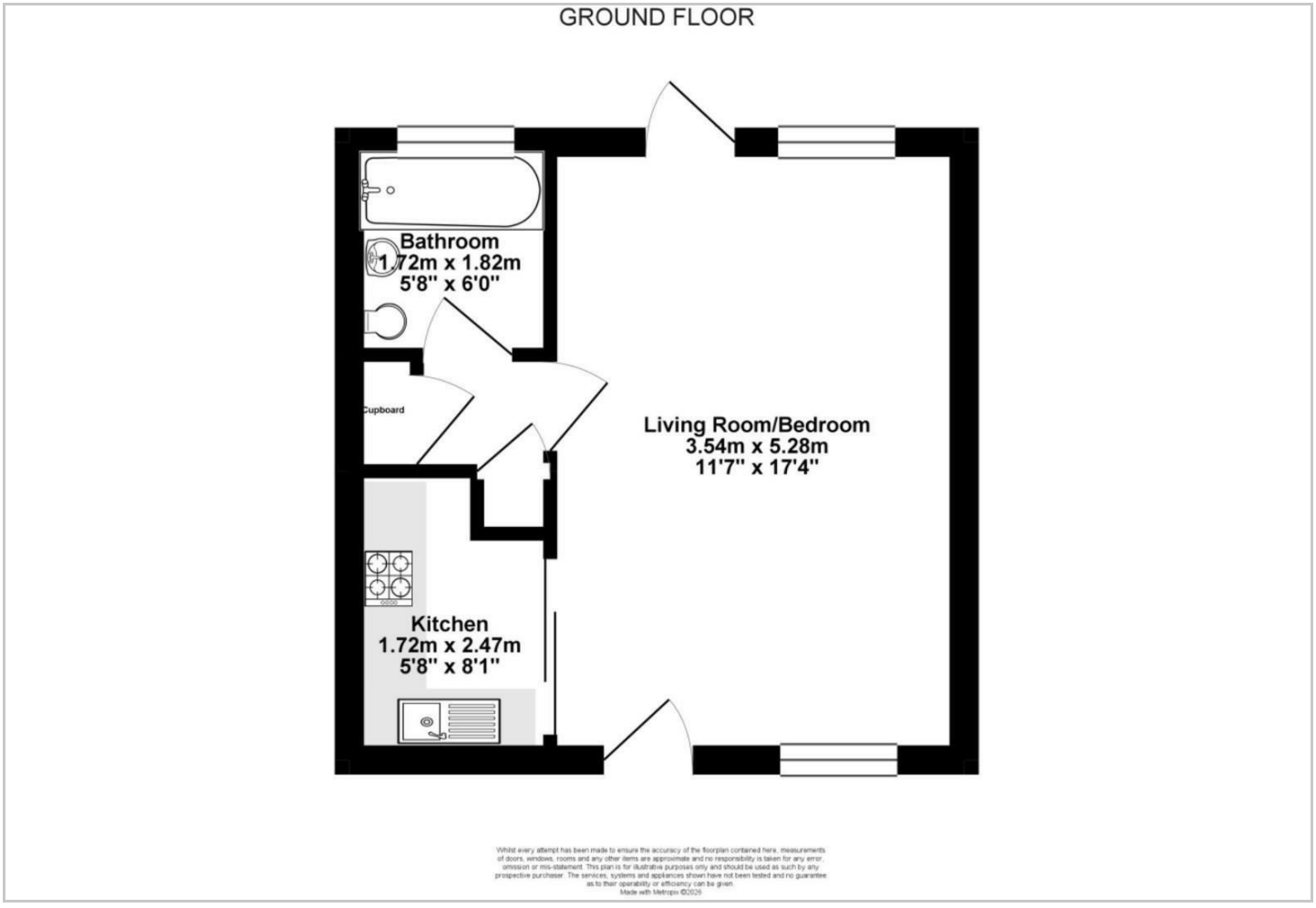
Hybrid Map



Terrain Map



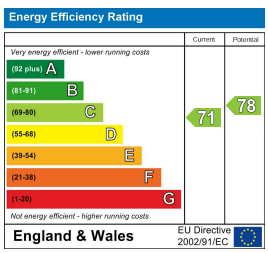
Floor Plan

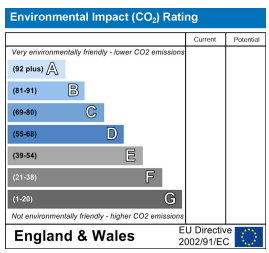


Viewing

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.

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