

HUNTERS[®]

HERE TO GET *you* THERE



Boscombe Crescent

Downend, Bristol, BS16 6QH

£400,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this semi-detached family home which is conveniently located for the amenities of Downend and for access onto the Avon ring road and for excellent transport links. Many popular schools are also situated within easy walking distance.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

The accommodation comprises to the ground floor; entrance hall, cloakroom, lounge, dining room with French doors leading into the rear garden and kitchen with an integral oven, hob and fridge. To the first floor there are three generous sized bedrooms and a bathroom with an over bath shower system.

Externally to the front of the property is a small garden and a driveway providing off street parking spaces. To the rear of the property is a level garden which is mainly laid to paved patio and lawn.

Additional benefits include a single sized garage, gas central heating and double glazed windows. An internal viewing appointment is recommended.

ENTRANCE

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

ENTRANCE HALL

Ceiling rose, coved ceiling, dado rail, understairs storage cupboard, staircase leading to first floor accommodation and doors leading into all ground floor rooms.

CLOAKROOM

Opaque uPVC double glazed window to front, white

suite comprising; W.C. and wash hand basin, half tiled walls.

LOUNGE

15'4" x 12'4" (4.67m x 3.76m)

uPVC double glazed window to front, coved ceiling, stone built fireplace housing a gas coal and flame effect fire, TV aerial point, radiator, opaque glazed double doors leading into dining room.

DINING ROOM

11'9" x 8'4" (3.58m x 2.54m)

uPVC double glazed French doors leading into rear garden, coved ceiling, radiator, door leading into kitchen.

KITCHEN

11'8" x 10'3" (3.56m x 3.12m)

uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating a stainless steel electric oven with four ring electric hob with extractor fan over and under counter fridge, plumbing for washing machine, roll edged work surface, larder, boiler supplying gas central heating, opaque uPVC double door to side.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to side, loft access, ceiling rose, coved ceiling, doors leading into all first floor rooms.

BEDROOM ONE

15'5" x 10'5" (4.70m x 3.18m)

uPVC double glazed window to front, built in double fronted wardrobe with over head storage cupboards, radiator.

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BEDROOM TWO

12'0" x 11'9" (3.66m x 3.58m)

uPVC double glazed window to rear, coved ceiling, airing cupboard.

BEDROOM THREE

10'4" x 8'4" (3.15m x 2.54m)

uPVC double glazed window to front, radiator.

BATHROOM

6'8" x 6'3" (2.03m x 1.91m)

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with a Triton over bath shower system with side splash screen, chrome heated towel rail, tiled walls, tiled floor.

OUTSIDE

FRONT

Mainly laid to crazy paving and loose chippings with herbaceous borders displaying a variety of established shrubs.

OFF STREET PARKING

Driveway to the side of the property.

GARAGE

Single sized garage with up and over door and courtesy door leading into rear garden.

REAR GARDEN

Paved patio with sun awing leading to an area which is laid mainly to lawn with established herbaceous borders displaying a variety of trees and shrubs, timber framed garden shed, water tap, gate providing side pedestrian access, garden surrounded by wooden fencing.



Road Map



Hybrid Map



Terrain Map



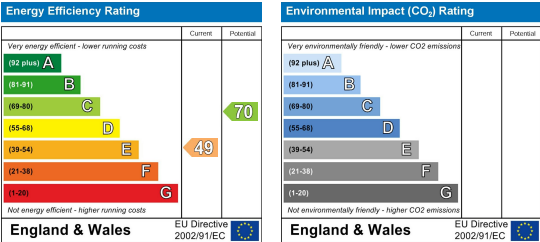
Floor Plan



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.