

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bromley Heath Road

Bristol, BS16 6JT

£450,000



Council Tax:



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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this extended family home which is conveniently located for access onto the Avon ring road, for major commuting routes and for excellent transport links. The amenities of Downend and the popular Bromley Heath Junior and Infants schools are within walking distance.

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

Although this property does require some modernisation, it has been lovingly cared for by the same owners for over seventy years.

The spacious accommodation comprises to the ground floor; an entrance hall, a large lounge/diner with a door leading into the rear garden and a kitchen with an integral oven and hob and dishwasher. To the first floor there are four generous sized bedrooms and a modern classic white bathroom suite with an over bath shower.

Externally to the front of the property is a small area of lawn and a driveway laid to Tarmacadam providing off street parking and a tandem length garage.

To the rear of the property is a large established garden which is mainly laid to lawn.

Additional benefits include; uPVC double glazed windows and gas central heating which is supplied by a Vaillant boiler.

An internal viewing appointment is recommended.

## ENTRANCE

Via a uPVC door, leading into an entrance hall.

## ENTRANCE HALL

Under stairs storage cupboards, radiator, stairs leading to first floor accommodation and doors leading into lounge/diner and kitchen.

## LOUNGE/DINER

24'4" x 12'9" (7.42m x 3.89m)

uPVC double glazed bay window to front, stone fireplace with side display mantles to both sides, radiator, serving hatch into kitchen, uPVC door leading into rear garden.

## KITCHEN

14'0" x 10'3" widest point (4.27m x 3.12m widest point)

uPVC double glazed window to rear, stainless steel one and a half sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral dishwasher and stainless steel double electric oven and four ring gas hob with extractor fan over, roll edged work surface and breakfast bar, space for an under counter fridge, radiator, opaque glazed door leading into garage.

## FIRST FLOOR ACCOMMODATION

### LANDING

Split level landing with doors leading into all first floor rooms, loft access.

### BEDROOM ONE

13'8" into bay x 9'3" measured to wardrobes (4.17m into bay x 2.82m measured to wardrobes)

uPVC double glazed bay window to front, range of fitted wardrobes with over head storage cupboards, radiator.

## BEDROOM TWO

11'7" x 8'7" measured to wardrobes (3.53m x 2.62m measured to wardrobes)  
uPVC double glazed window to rear, fitted sliding fronted wardrobes with over head storage cupboards and dressing table, radiator.

## BEDROOM THREE

18'7" x 8'0" (5.66m x 2.44m)  
Dual aspect uPVC double glazed windows, wash hand basin, radiator.

## BEDROOM FOUR

8'6" widest point x 7'6" (2.59m widest point x 2.29m)  
uPVC double glazed window to front, fitted wardrobes with over head storage cupboards, radiator.

## BATHROOM

7'9" x 7'2" (2.36m x 2.18m)  
Opaque uPVC double glazed window to rear, modern white suite comprising; W.C > with concealed cistern, wash hand basin with chrome mixer tap and white high gloss cupboard below, panelled twin gripped bath with a chrome over bath shower, half tiled walls, cupboard housing a Vaillant

boiler supplying gas central heating and domestic hot water, radiator.

## OUTSIDE

### FRONT GARDEN

A small area of lawn with established herbaceous borders.

### OFF STREET PARKING

An area laid to Tarmacadam in front of the garage providing off street parking.

### GARAGE

Metal up and over door, plumbing for washing machine, space for a tumble dryer, door leading into rear garden.

### REAR GARDEN

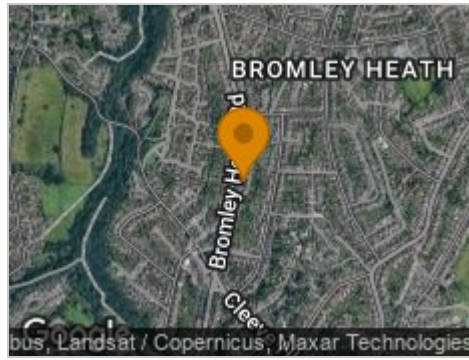
Mainly laid to lawn with established herbaceous borders displaying a variety of trees and shrubs, water tap, pathway leading to rear.



## Road Map



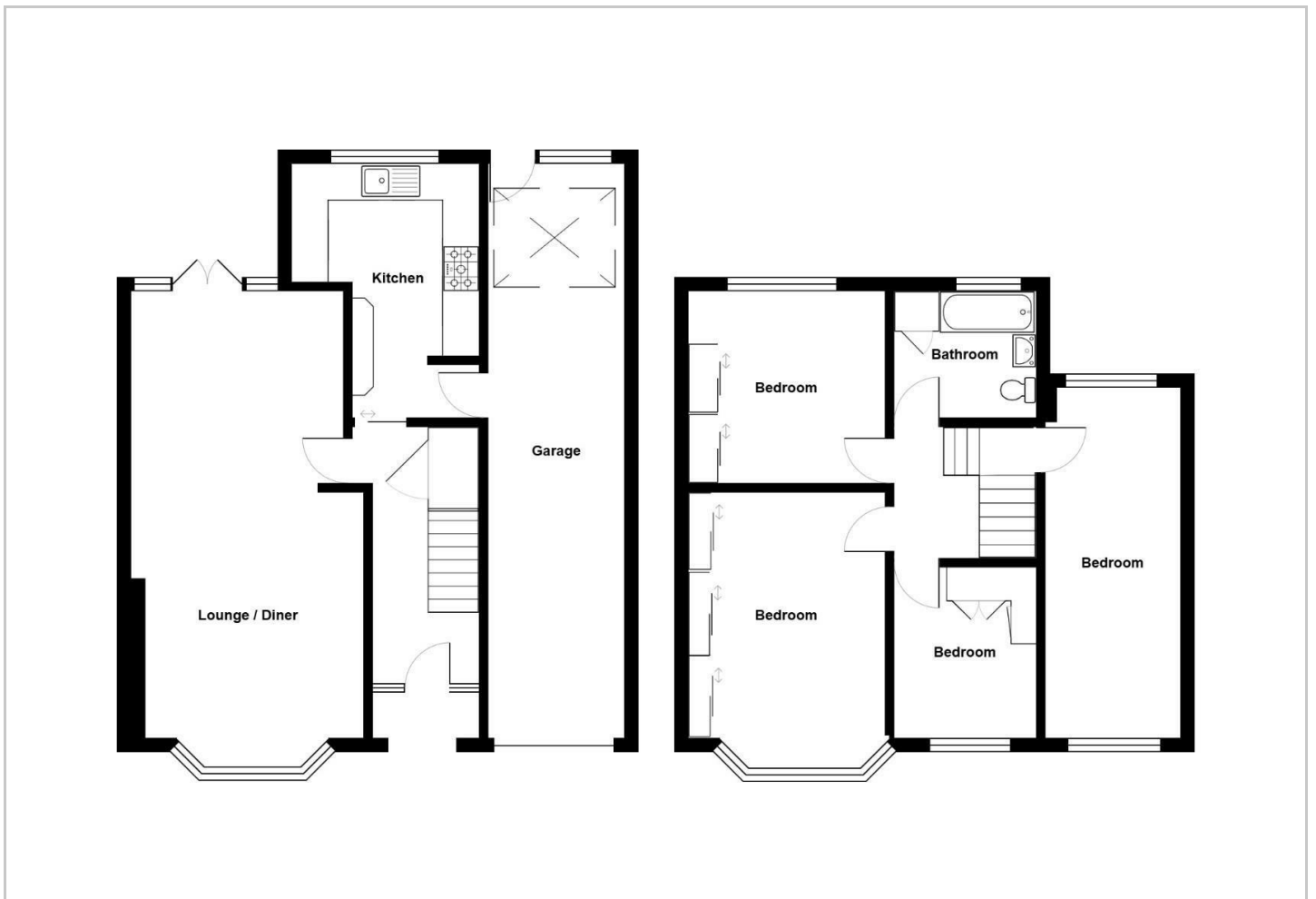
## Hybrid Map



## Terrain Map



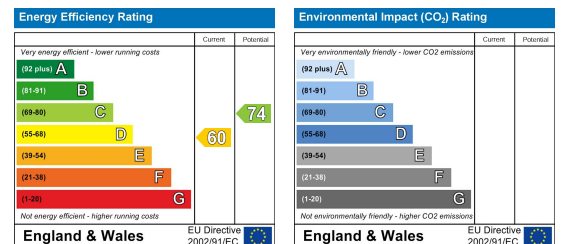
## Floor Plan



## 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.