

HUNTERS[®]

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Almond Way

Bristol, BS16 5QL

£375,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this immaculate 3 double bedroom terrace home which has been much improved in recent years by it's current owners. The property offers spacious living accommodation over three floors with a loft conversion. The accommodation comprises to the ground floor: entrance hallway, lounge with bay window, open plan kitchen/diner with stylish modern units and breakfast bar and patio doors that lead out to the garden. A handy utility room and cloakroom make up the rest of the ground floor.

To the first floor can be found two double bedrooms and a fantastic contemporary family bathroom with over bath shower and a turning staircase which gives access to a spacious third bedroom/loft room.

Externally the garden has been much improved and offers a good size lawn with well stocked plant and shrubs, a sandstone patio with pergola providing ample outdoor seating space and access to a good sized shed to back of garden, a lawn front garden and a rear vehicle access lane allowing access to hardstanding space to the back of the garden which provides off street parking for 2 vehicles.

Located on the popular borders of Downend/Mangotsfield/Staple Hill the property is conveniently positioned for all local amenities of these areas and is a short walk to the ever popular Page Park. The area offers excellent transport links both onto The Ring Road and Bristol-Bath Cycle Pathway.

An internal viewing comes highly recommend to fully appreciate all this lovely home has to offer.

ENTRANCE HALLWAY

Access via UPVC opaque double glazed door, tiled floor, electric meter cupboard, dado rail, under stair storage cupboard, built in shoe storage under stairs, stairs rising to first floor, doors leading to lounge and kitchen/diner.

LOUNGE

12'8" x 12'0" (3.86m x 3.66m)

UPVC double glazed bay window to front, , picture rail, period style radiator, opening leading through to kitchen/diner.

KITCHEN/DINER

19'0" x 10'1" (5.79m x 3.07m)

UPVC double glazed window to rear, UPVC double glazed patio doors leading out to garden, contemporary navy blue shaker style fitted kitchen, wall and base units, Quartz effect laminate work top, composite sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and induction hob, stainless steel ceiling hung extractor fan hood, integrated dishwasher, space for fridge freezer, radiator and double panelled vertical radiator, opening leading through to utility.

UTILITY ROOM

6'9" x 5'6" (2.06m x 1.68m)

Opaque UPVC double glazed window to side, tiled floor, Quartz effect laminate work top, space and plumbing for washing machine, composite opaque double glazed door to side leading out to garden, door to cloakroom.

CLOAKROOM

Close coupled WC, wash hand basin, tiled splash backs, tiled floor, extractor fan.

FIRST FLOOR ACCOMMODATION:

Tel: 0117 956 1234

LANDING

Spindled balustrade, built in airing cupboard, turning staircase rising to second floor, doors leading to bedrooms and bathroom.

BEDROOM ONE

16'9" x 10'5" (5.11m x 3.18m)

Two UPVC double glazed windows to front, 2 period style radiators, 2 built in wardrobes with matching built in bookcase, fitted range of drawer units.

BEDROOM TWO

12'8" (max) x 10'1" (3.86m (max) x 3.07m)

UPVC double glazed window to rear, period style radiator, built in cupboard with matching shelving.

BATHROOM

8'3" x 5'7" (2.51m x 1.70m)

Opaque UPVC double glazed window to rear, contemporary suite comprising: shower bath with glass shower screen, mains controlled shower over with drench head, wall hung vanity unit with wash hand basin inset, close coupled WC, all with brush gold fittings and taps, part tiled walls, shaver point, gold coated towel radiator, extractor fan.

SECOND FLOOR ACCOMMODATION:

BEDROOM THREE

Loft conversion, 2 UPVC double glazed windows to rear (dormer), 2 Velux windows to front, cupboard access to eave storage, built in cupboard, triple panelled vertical radiator, ceiling downlighters.

OUTSIDE:

REAR GARDEN

A much improved large garden, good sized Indian Sandstone patio providing ample seating space, pergola, steps leading up to a well tended lawn, plant/shrub borders, pathway leading to back of garden, timber framed bike shed, timber framed summer house/shed to back of garden, double power socket, water tap, security light and outside light, side gated access to shared alleyway providing access to front garden, rear gated access to parking area and lane, garden enclosed by boundary fencing.

PARKING

Access via rear vehicle lane to hardstanding which provides off street parking for 2 cars.

FRONT GARDEN

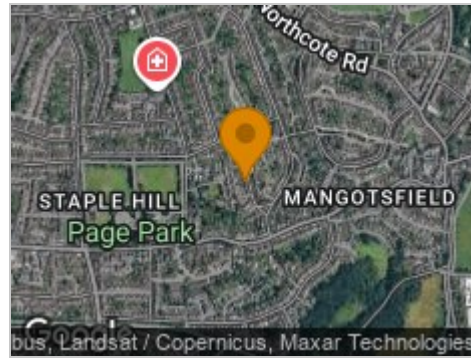
Tiered garden to lawn, patio slabbed pathway to entrance, plant/shrub borders, access to alleyway, bin storage, enclosed by boundary wall and fencing..



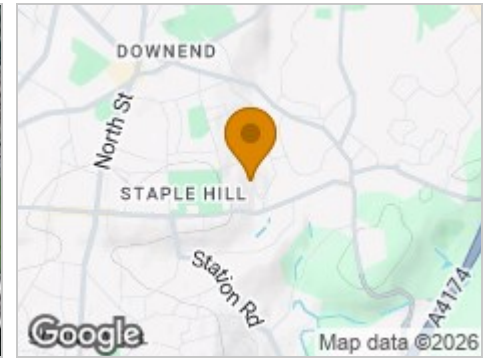
Road Map



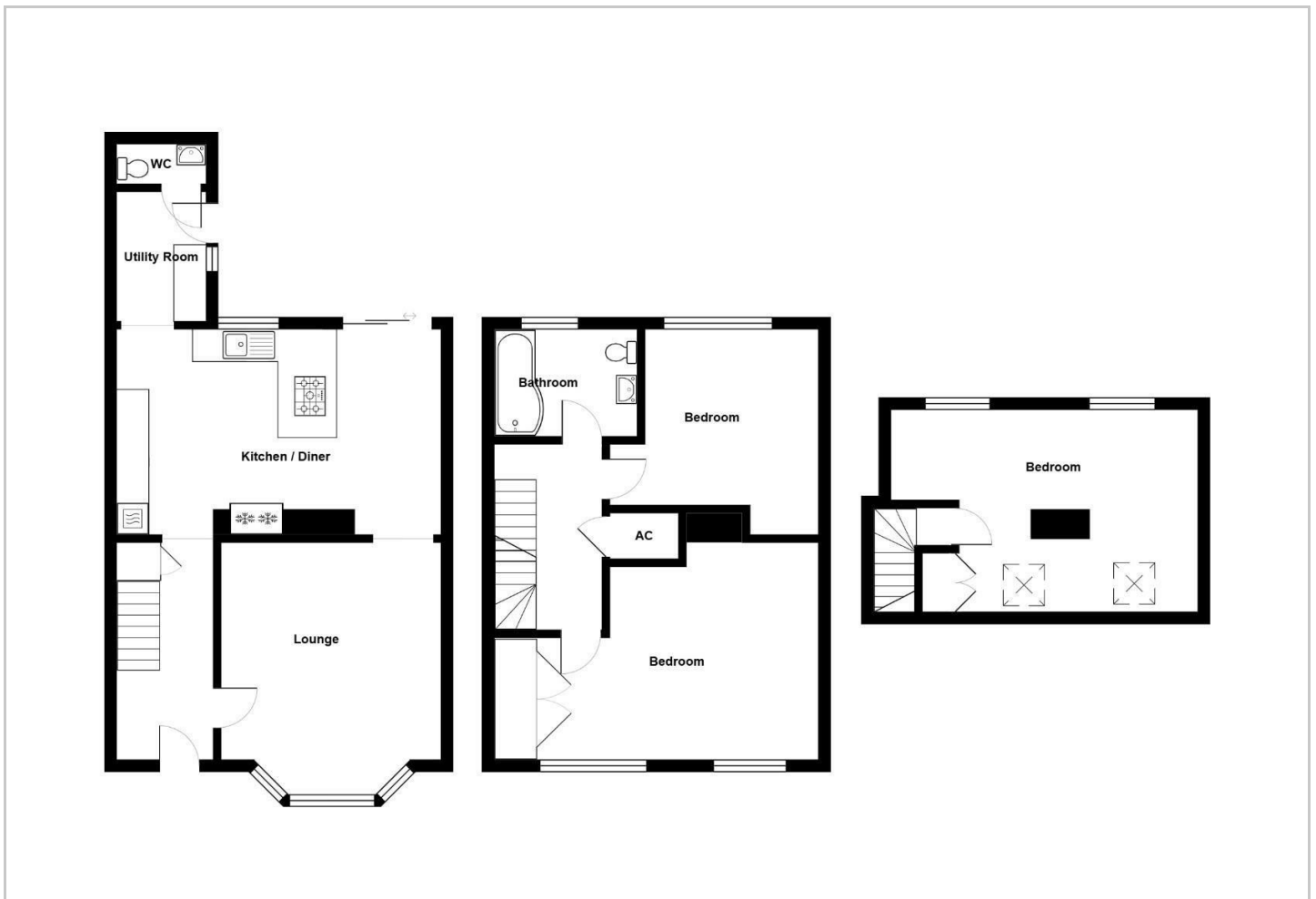
Hybrid Map



Terrain Map



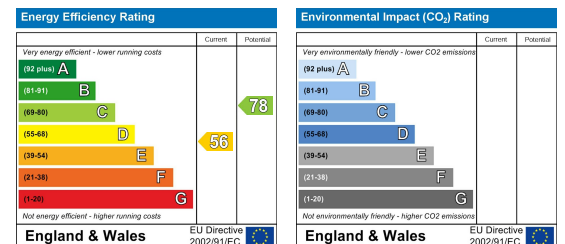
Floor Plan



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.