

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Overnhurst Court

Overnhill Road, Downend, BS16 5DR

£240,000



Council Tax: C



# 5 Overhurst Court

Overhill Road, Downend, BS16 5DR

£240,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this purpose built first floor flat which is located in one of Downend's most popular tree lined streets.

The development sits in well maintained established landscaped communal gardens which are mainly laid to lawn and displaying mature trees and shrubs.

The property is conveniently located for the amenities of Staple Hill and Downend and for major transport links into the city centre.

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

In our opinion this property would ideally suit a first time purchaser, investor, or those seeking an easier to manage environment.

The spacious accommodation comprises; entrance hall, a large lounge/diner with dual aspect windows allowing sunlight to flood in and wonderful views of the city. The kitchen has an integral oven and hob, there are two double sized bedrooms both with built in wardrobes, a fully tiled shower room and a cloakroom.

Additional benefits include; allocated off street parking, uPVC double glazed windows, gas central heating and a security entry phone.

An internal viewing appointment is highly recommended to fully appreciate what it has to offer.

## ENTRANCE

Door with a security spy hole, leading into an entrance hall.

## ENTRANCE HALL

Security entry phone, two storage cupboards, radiator, doors leading into all rooms.

## LOUNGE/DINER

19'2" x 13'3" (5.84m x 4.04m)

Dual aspect uPVC double glazed windows, TV aerial point, two radiators.

## KITCHEN

13'1" x 7'0" (3.99m x 2.13m)

uPVC double glazed window to front, 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 ceramic hob and a stainless steel cooker hood, plumbing for washing machine, space for an under the counter fridge and freezer, roll edged worksurface, storage cupboard, Worcester boiler supplying gas central heating and domestic hot water.

## BEDROOM ONE

14'5" x 8'9" (4.39m x 2.67m)

uPVC double glazed window to side, range of built in wardrobes with hanging rails, shelving and over head storage cupboards, radiator.

## BEDROOM TWO

15'3" x 8'3" (4.65m x 2.51m)

uPVC double glazed window to side, built in part mirror sliding fronted wardrobes, radiator.

## SHOWER ROOM

7'3" x 5'7" (2.21m x 1.70m)

White suite comprising wash hand basin with chrome mixer tap inset into a vanity unit, shower cubicle with a Mira shower system, heated towel rail, extractor fan, tiled walls.

## CLOAKROOM

White suite comprising W.C. and wash hand basin with white high gloss storage cupboard below.

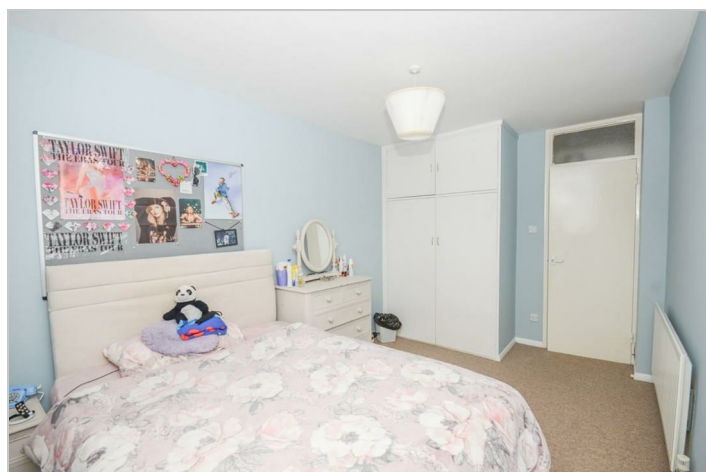
## OUTSIDE

### COMMUNAL GARDENS

The development has established well maintained landscaped gardens which are mainly laid to lawn and displaying mature trees and shrubs.

### OFF STREET PARKING

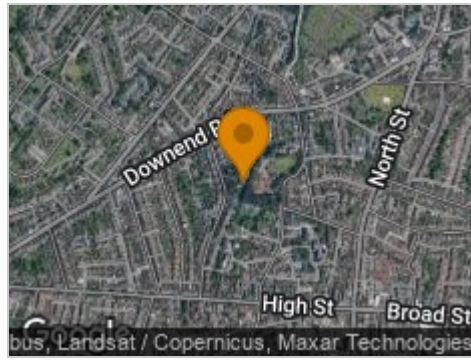
The property has allocated off street parking.



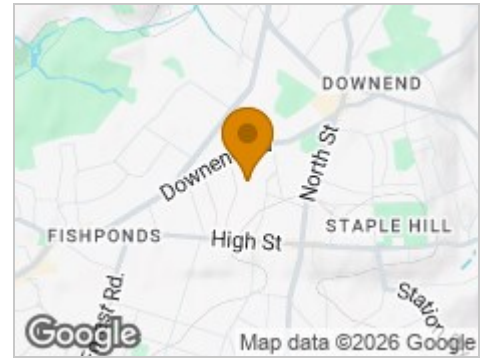
## Road Map



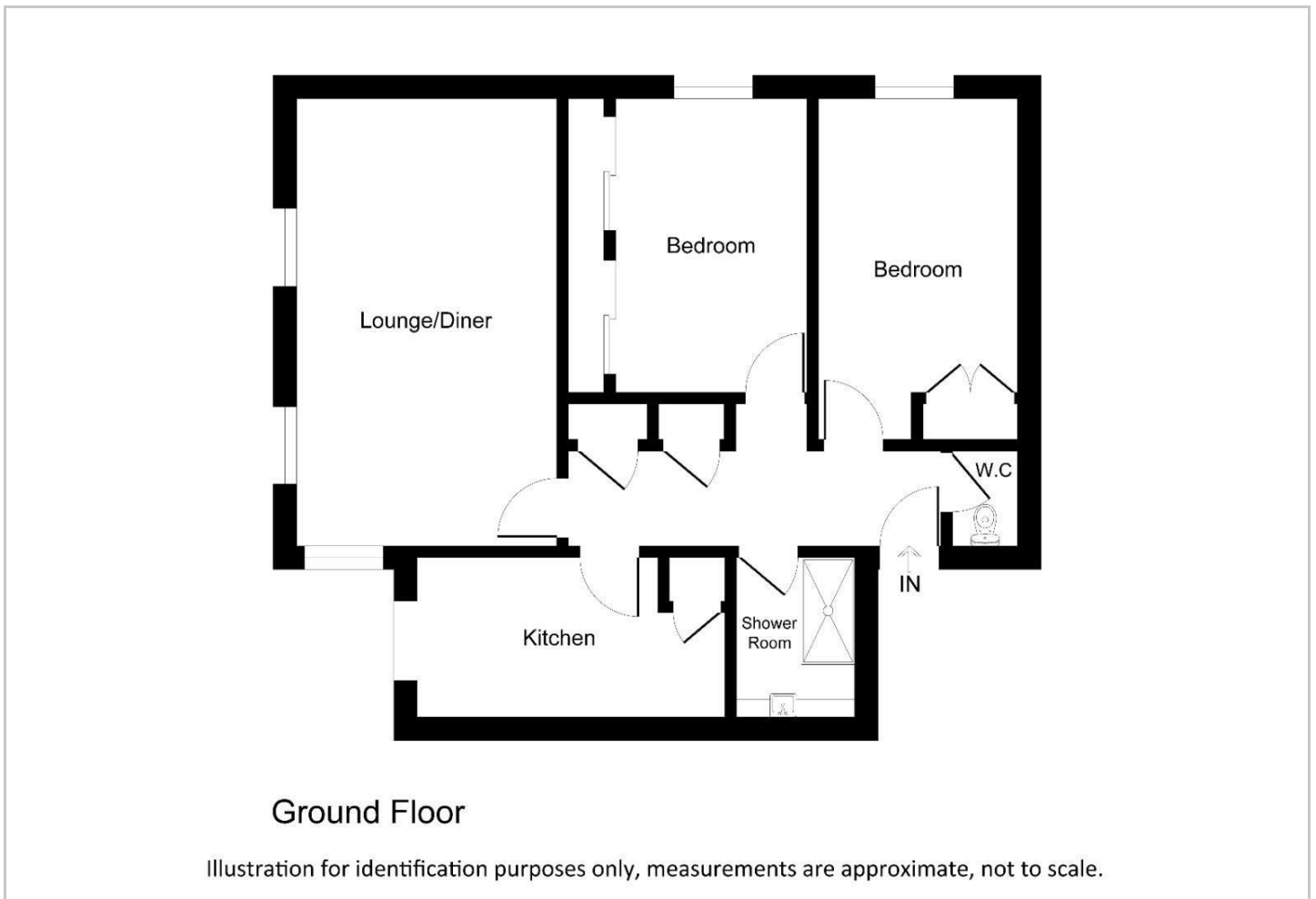
## Hybrid Map



## Terrain Map



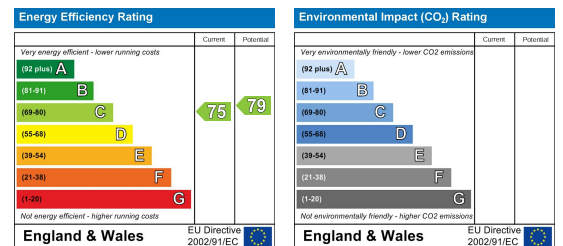
## Floor Plan



## 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.