

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Salisbury Road

Downend, Bristol, BS16 5RG

£335,000



Council Tax: C



# 55 Salisbury Road

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£335,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this middle terrace property which is located conveniently for the amenities of both Downend and Staple Hill as well as being handily situated for access onto the Avon ring road, for major commuting routes and for access onto the Bristol cycle path.

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

The popular Page Park is only a short walk away and provides excellent outdoor recreational space for people of all ages.

The accommodation comprises to the ground floor; entrance hall, a lounge with feature gas fire and a kitchen/diner situated to the rear of the property with uPVC double glazed sliding patio doors leading into the rear garden.

To the first floor there is a modern bathroom with over bath shower and three bedrooms.

Additional benefits include a low maintenance rear garden which is laid to paved patio and artificial lawn, a Worcester boiler providing gas central heating and uPVC double glazed windows and off street parking to the front.

An internal viewing appointment is recommended.

## ENTRANCE

Via a half opaque, stained and leaded glazed door, leading into an entrance hall.

## ENTRANCE HALL

Radiator, stairs leading to first floor accommodation and doors leading into lounge and kitchen/diner.

## LOUNGE

13'7" x 10'6" (4.14m x 3.20m)

uPVC double glazed window to front, ceiling rose, fireplace housing a gas coal and flame effect fire, TV aerial point, laminate floor.

## KITCHEN/DINER

16'9" x 11'0" (5.11m x 3.35m)

uPVC double glazed window to rear, one and a half bowl sink drainer with mixer tap and tiled splash backs, range of fitted wall and base units with a roll edged work surface, electric cooker point, space for an under the counter freezer, space for a tall fridge, plumbing for washing machine, Worcester boiler supplying gas central heating and domestic hot water, radiator, uPVC double glazed sliding patio doors leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access, doors leading into all first floor rooms.

### BEDROOM ONE

11'11" x 9'5" (3.63m x 2.87m)

uPVC double glazed window to front, built in double fronted wardrobe, radiator.

### BEDROOM TWO

10'11" x 9'8" (3.33m x 2.95m)

uPVC double glazed window to rear, radiator, laminate floor.

### BEDROOM THREE

8'9" x 7'0" (2.67m x 2.13m)

uPVC double glazed window to front, radiator.

## BATHROOM

6'11" x 6'0" (2.11m x 1.83m)

Opaque uPVC double glazed window to rear, modern white suite comprising; W.C. wash hand basin with chrome mixer tap and white high gloss double fronted cupboard below, panelled P Shaped bath with chrome mixer tap and over bath shower with monsoon shower head and hand held attachment, chrome heated towel rail and tiled walls.

## OUTSIDE

### FRONT

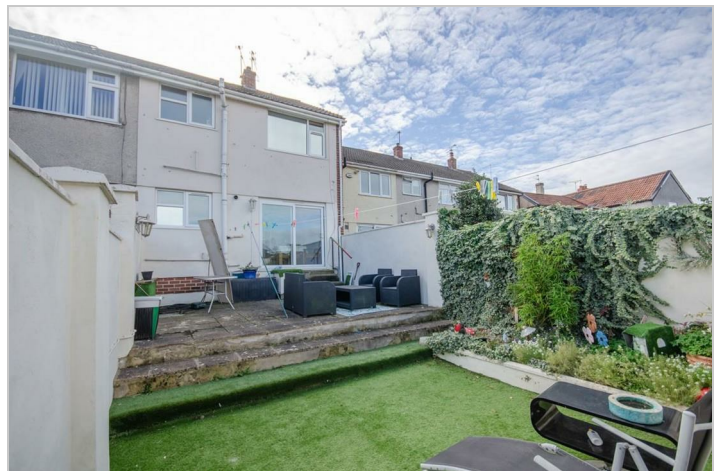
An area laid to Tarmacadam providing off street parking, herbaceous border displaying established trees and shrubs, small area laid to loose shingle, path leading to main entrance.

### REAR GARDEN

Paved patio leading to an area which is mainly laid to artificial lawn with herbaceous borders, outside lighting, water tap, outside power point, wooden gate providing rear pedestrian access, garden surrounded by boundary wall.

## ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



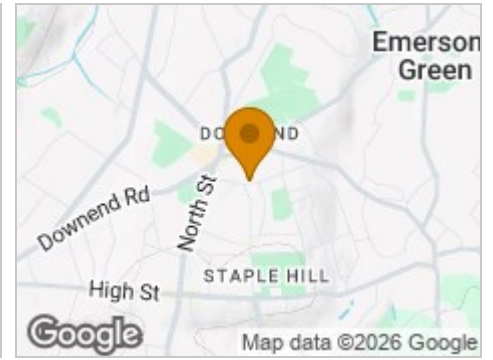
## Road Map



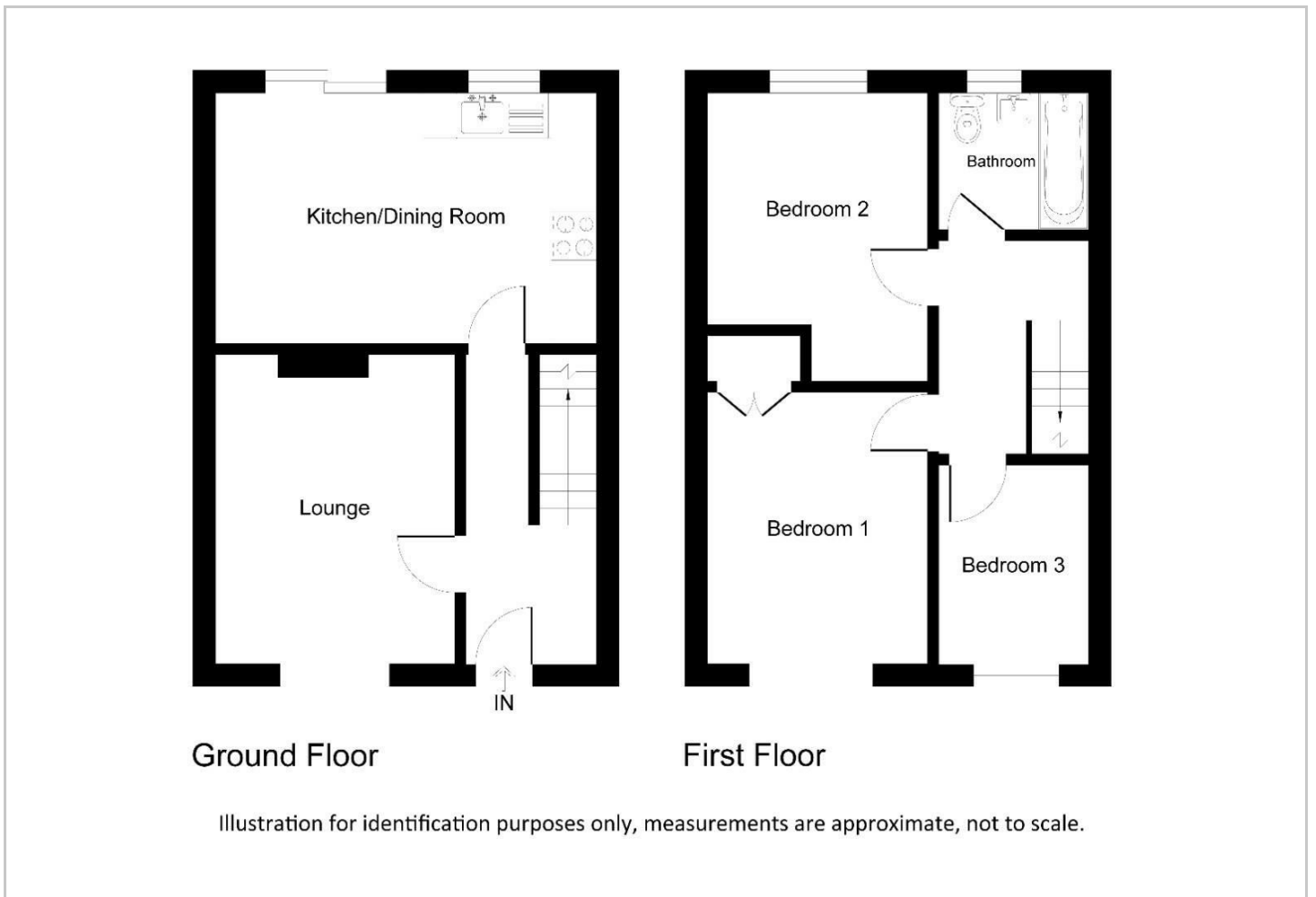
## Hybrid Map



## Terrain Map



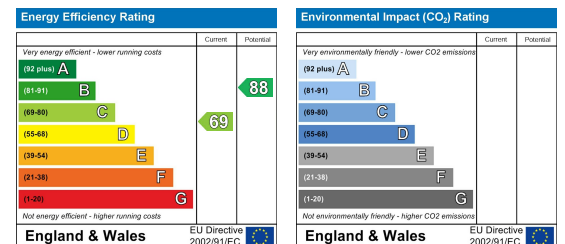
## Floor Plan



## 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.