

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## North Street

Downend, Bristol, BS16 5SE

£180,000



Council Tax: A



# 69C North Street

Downend, Bristol, BS16 5SE

£180,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this first floor flat which is located within the heart of Downend Village and a stones throw away from the High Street. The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

The property forms a development of only four flats and in our opinion this property would ideally suit a first time buyer, investor or for those seeking an easier to manage environment,

The accommodation comprises an open plan living/kitchen area, two bedrooms and a bathroom with over bath shower.

Additional benefits include; UPVC double glazed windows, gas central heating which is supplied by a Worcester boiler and off street parking space to rear.

An internal viewing appointment is highly recommended.

## COMMUNAL ENTRANCE

Access from front - access to ground floor flat and stairs rising to first floor flat.

## ENTRANCE

Via a hardwood style door with security spy hole leading to hallway.

## HALLWAY

Loft access, coved ceiling, wall mounted security entry phone system, wall mounted security alarm control panel, convector radiator, carpeted floor, doors leading through to: living room/kitchen, bedrooms and bathroom.

## LIVING ROOM/KITCHEN

13'9" x 11'5" (4.19m x 3.48m)

Open plan living space incorporating a lounge and kitchen area,, UPVC double glazed window to front, ceiling with inserted halogen eyeball spotlights, coved ceiling, stainless steel single drainer sink unit with chrome mixer taps, range of fitted beech effect wall and base units with a black coloured gloss finish roll-edged work surface incorporating a steel Stoves electric oven with four ring electric hob and cooker hood over, plumbing for automatic washing machine, telephone point, TV aerial point,

## BEDROOM ONE

11'4" x 10'5" (3.45m x 3.18m)

UPVC double glazed window to rear, ceiling with inserted halogen eyeball spotlights, coved ceiling, wall mounted Worcester boiler supplying gas central heating and domestic hot water, telephone point, TV aerial point, convector radiator,

## BEDROOM TWO

7'10" x 6'9" (2.41m x 2.06m)

UPVC double glazed window to front, ceiling with inserted halogen eyeball spotlights, coved ceiling, telephone point, TV aerial point, convector radiator.

## BATHROOM

Opaque UPVC double glazed window to rear, ceiling with inserted halogen eyeball spotlights, coved ceiling, white coloured suite comprising low level WC, wash hand basin with tiled splashbacks, panelled twin gripped bath with a tiled surround and a chrome over bath shower system and side splash screen, extractor fan, convector radiator,

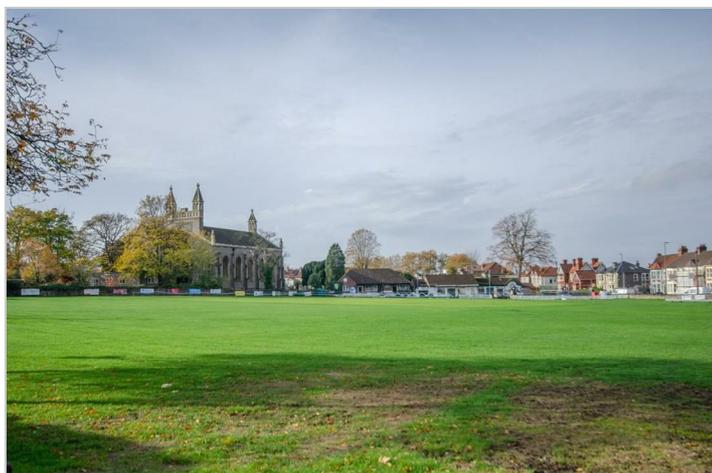
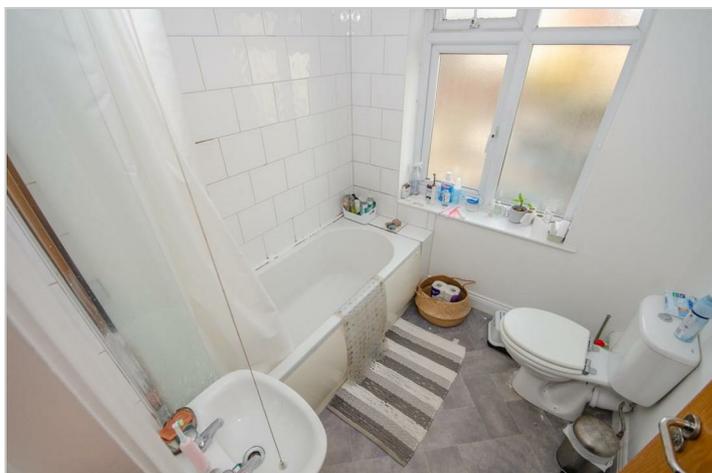
## PARKING

Allocated parking space to rear.

Tel: 0117 956 1234

## OUTSIDE FACILITIES

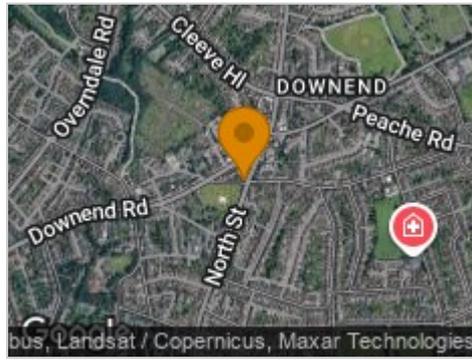
The development has a refuse bin storage area, and is neatly finished with a boundary fence.



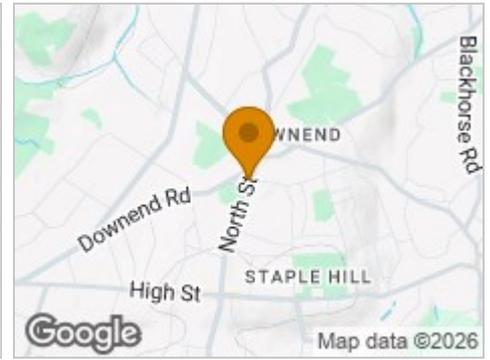
## Road Map



## Hybrid Map



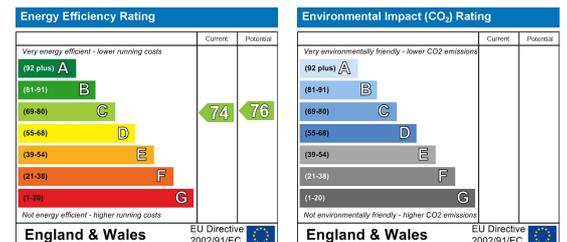
## Terrain Map



## 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.