

HUNTERS[®]

HERE TO GET *you* THERE



Westbourne Road

Downend, BS16 6RB

£330,000



Council Tax: C



112 Westbourne Road

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DESCRIPTION

A fantastic semi-detached home which has been extended with garage conversion to create spacious living accommodation which is ideal for a growing family.

Displayed throughout in excellent condition the accommodation comprises to the ground floor: entrance hall, lounge, dining room/reception room and a superb open plan kitchen/breakfast room.

To the first floor can be found 3 bedrooms and a modern re-fitted family bathroom with over bath shower.

The property further benefits from having: double glazing, gas central heating, a low maintenance rear garden and a large frontage with a well tended lawn front garden and driveway providing off street parking.

Positioned within the sought after area of Downend and is handily placed within walking distance to Downend High street with it's array of shops, coffee shops and restaurants whilst being a short walk to several local schools including Downend secondary school. There are excellent transport links with bus stops close by and easy access onto the Avon ring road.

Offered for sale with no onward chain.

HALLWAY

Access via an opaque UPVC double glazed front door, picture rail, dado rail, wood effect laminate floor, under stair recess with access to gas and electric meters, stairs rising to first floor, doors to lounge and kitchen.

LOUNGE

11'9" x 11'1" (3.58m x 3.38m)

UPVC double glazed window to front, coved ceiling, wood effect laminate floor, radiator, TV point for wall mounted TV, marble feature fireplace with gas point to side alcove, archway leading to reception room/family room.

RECEPTION/DINING ROOM

11'9" x 10'9" (3.58m x 3.28m)

UPVC double glazed window to rear, coved ceiling, dado rail, wood effect laminate floor.

KITCHEN/BREAKFAST/DINING ROOM

22'5" x 17'2" (6.83m x 5.23m)

Large open plan living area with kitchen opening to dining room.

DINING AREA

UPVC double glazed window to front, tiled floor, double radiator, loft hatch.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, dado rail spindled balustrade, doors leading to bedrooms and bathroom.

BEDROOM ONE

11'2" x 10'10" (3.40m x 3.30m)

UPVC double glazed window to front, coved ceiling, radiator, TV point, fitted wardrobe with matching drawer unit.

BEDROOM TWO

11'10" x 10'10" (3.61m x 3.30m)

UPVC double glazed window to rear, coved ceiling, fitted wardrobes partly housing Vaillant combination boiler, radiator.

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BEDROOM THREE

7'4" x 6'11" (2.24m x 2.11m)

UPVC double glazed window to front, wood effect laminate floor, radiator.

BATHROOM

Modern suite comprising: panelled bath with Mira electric shower system over, glass shower screen, vanity unit with wash hand basin and W.C inset and high gloss cupboard, tiled walls and floor, LED downlighters, extractor fan.

OUTSIDE:

REAR GARDEN

Low maintenance tiered garden laid to patio slabs and loose bark chippings, pathway, timber framed shed, outside light, water tap, enclosed by boundary fencing.

FRONT GARDEN

Good size lawn with plant/shrub borders, enclosed by boundary wall.

DRIVEWAY

Concrete driveway providing off street for 2 cars.



Road Map



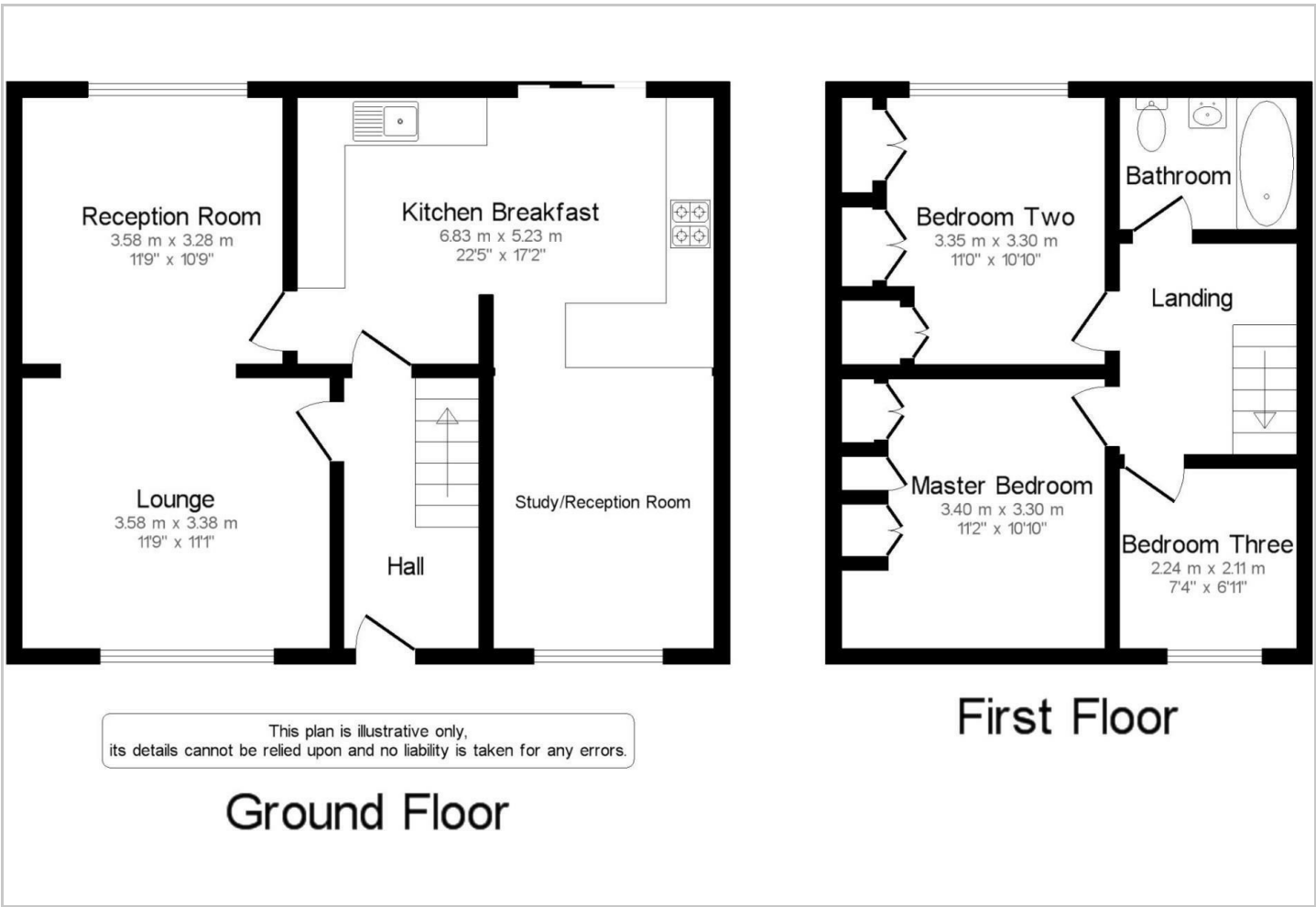
Hybrid Map



Terrain Map



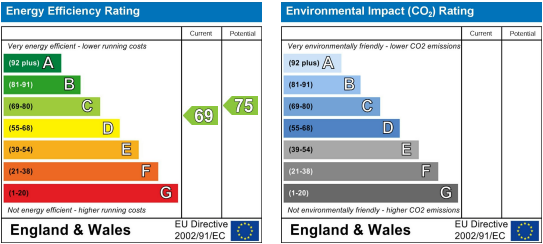
Floor Plan



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.