

HUNTERS®

HERE TO GET *you* THERE



Boscombe Crescent

Downend, Bristol, BS16 6QT

£395,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this very well presented end of terrace family home located within the popular Boscombe Crescent, which is conveniently located for the local amenities of Downend and a short walk to several popular local schools including Downend Secondary school.

The property has been extended to the rear at ground floor level and had a garage conversion to create spacious living accommodation, which comprises in brief to the ground floor: entrance hall, lounge with wood burner, study/bedroom 4 (converted garage), fantastic open plan kitchen/diner, utility and cloakroom. To the first floor can be found 2 double size bedrooms and a generous size single bedroom and a modern family bathroom with over bath shower.

The property further benefits from having: double glazing, gas central heating, well tended lawn front and rear gardens and a brick paved driveway providing off street parking for 2 cars.

ENTRANCE

Via a storm porch with tiled floor, composite opaque double glazed door with matching side window panels leading to hallway.

HALLWAY

Oak effect laminate floor. feature wood panelling to dado height, LED downlighters, radiator, under stair storage cupboard housing gas and electric meters, doors leading to lounge, kitchen and study/bedroom.

LOUNGE

13'3" x 12'9" (4.04m x 3.89m)

UPVC double glazed window to front, with

secondary glazed unit, oak effect laminate floor, radiator, shelving to alcoves with feature lighting, feature fireplace with slate hearth and wood mantle, wood burner inset.

STUDY/BEDROOM FOUR

11'7" x 8'1" (3.53m x 2.46m)

UPVC double glazed window to front, loft hatch, LED downlighters.

KITCHEN/DINER

19'1" x 14'6" (widest point) (5.82m x 4.42m (widest point))

Two UPVC double glazed window to rear, Wren fitted kitchen with contemporary cream wall and base units, oak effect laminate work top incorporating a composite single sink bowl unit with mixer tap, tiled splash backs, space for range cooker, stainless steel extractor fan hood, under unit lighting, integral dishwasher, space for fridge freezer, LED downlighters, tiled floor, double radiator, door leading to utility.

UTILITY

7'9" x 7'5" (2.36m x 2.26m)

UPVC double glazed window to rear, tiled floor, range of fitted wall and base units, laminate work top, composite single sink bowl unit with mixer tap, tiled floor, double tubed vertical radiator, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed door leading out to rear garden, door to cloakroom.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, loft hatch down

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pull down ladder (loft partly boarded with light and housing Worcester combination boiler), feature wood panelling to dado height, doors leading to bedrooms and bathroom.

BEDROOM ONE

13'6" x 10'1" (4.11m x 3.07m)

UPVC double glazed window to front, radiator, TV point, range of fitted wardrobes.

BEDROOM TWO

11'0" x 9'11" (3.35m x 3.02m)

UPVC double glazed window to rear, with secondary glazed unit radiator.

BEDROOM THREE

8'8" x 7'5" (2.64m x 2.26m)

UPVC double glazed window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, modern white suite comprising: panelled bath with mains controlled shower over with drench head, glass shower screen, wall mounted 2 drawer vanity unit with wash hand basin inset, close coupled W.C, tiled walls

DRIVEWAY

Brick paved driveway providing off street parking for 2 cars.



Road Map



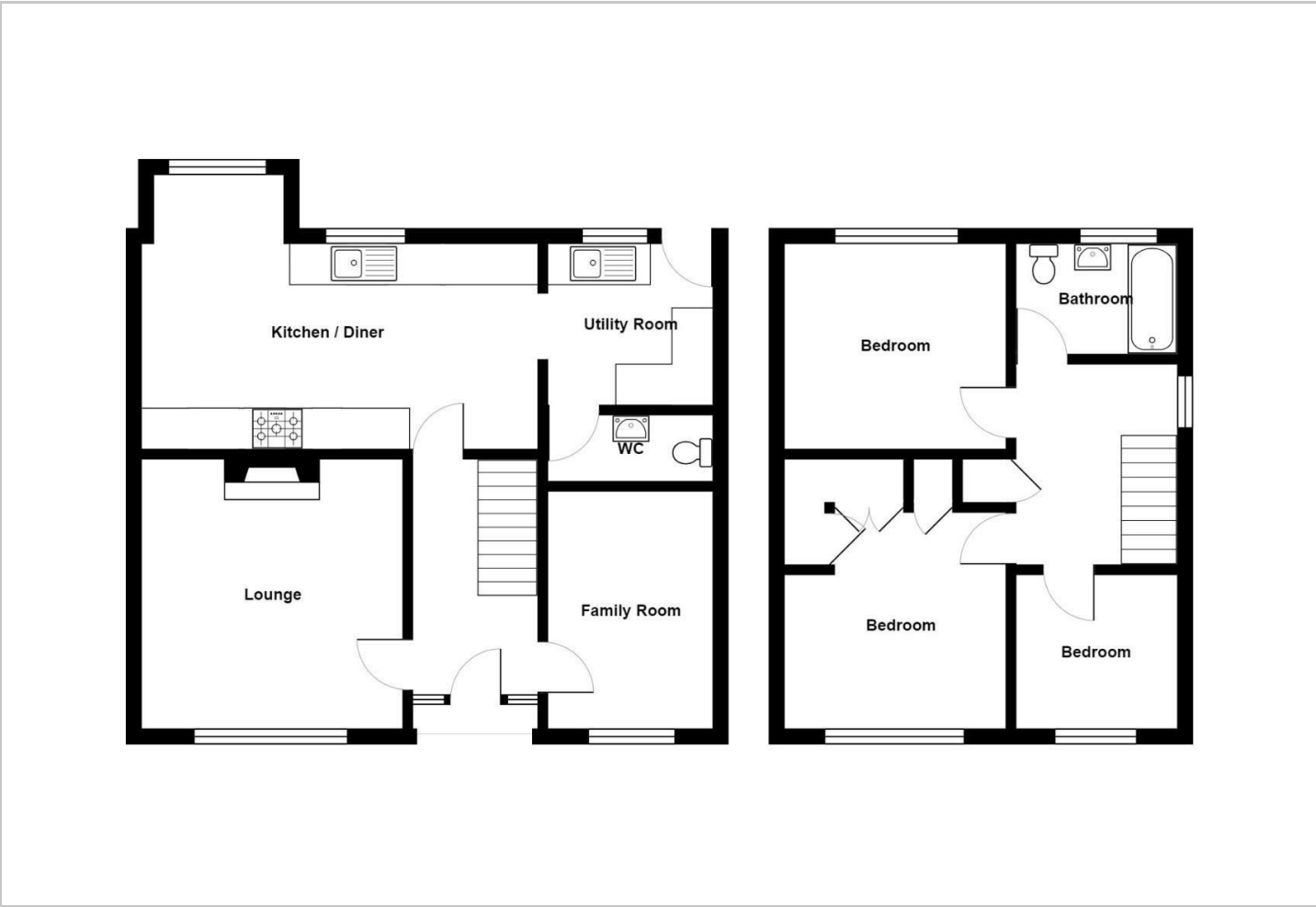
Hybrid Map



Terrain Map



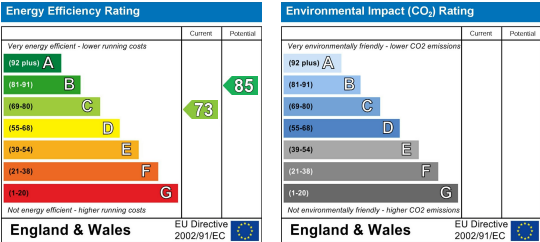
Floor Plan



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.