

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Burley Grove

Downend, Bristol, BS16 5QE

£335,000



Council Tax: B



# 111 Burley Grove

Downend, Bristol, BS16 5QE

£335,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this double bay fronted middle terrace property which has been loved and cared for, for over forty years by its current owner.

The property is conveniently located for major commuting routes, for the amenities of both Downend and Staple Hill, for many schools and for the popular Page Park which provides excellent outdoor recreational space for people of all ages to enjoy.

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

The accommodation comprises to the ground floor; an entrance hall, lounge, separate dining room and a kitchen with an integral electric oven and four ring electric hob. To the first floor there are three bedrooms and a bathroom with a MIRA over bath shower system.

Externally to the front of the property is an area laid to block paving, providing off street parking spaces for two cars. To the rear of the property is a generous sized low maintenance garden which is laid mainly to paving and loose chippings. To the rear of the garage is a single sized garage.

We would encourage an early internal viewing.

## ENTRANCE

Via a half opaque uPVC double glazed door, leading into a porch.

## ENTRANCE PORCH

Wooden door leading into entrance hall.

## ENTRANCE HALL

Under stairs storage cupboard, laminate floor, stairs leading to first floor accommodation and doors leading into all ground floor rooms.

## LOUNGE

12'6" x 11'9" into bay (3.81m x 3.58m into bay)  
Bay window to front, gas fire with a back boiler supplying gas central, TV aerial point, radiator.

## DINING ROOM

11'7" x 10'7" (3.53m x 3.23m)  
Window to rear, picture rail, tiled fireplace, TV aerial point, radiator.

## KITCHEN

8'2" x 7'5" (2.49m x 2.26m)  
Window to rear, stainless steel single drainer sink unit with chrome mixer tap, range of fitted wall and base units incorporating an integral electric oven and four ring electric hob, plumbing for washing machine, space for a tall fridge freezer, roll edged worksurface, half tiled walls, radiator, half opaque glazed door leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access, doors leading into all first floor rooms.

### BEDROOM ONE

12'5" into bay x 12'4" (3.78m into bay x 3.76m)  
Bay window to front, airing cupboard, radiator.

### BEDROOM TWO

11'7" x 10'3" (3.53m x 3.12m)  
Window to rear, storage cupboard, radiator.

### BEDROOM THREE

10'1" x 8'5" (3.07m x 2.57m)

Window to rear, radiator.

### BATHROOM

8'0" x 5'9" (2.44m x 1.75m)

Opaque glazed window to front, white suite comprising; W.C. wash hand basin and a panelled bath with a Mira over bath shower system, tiled splash backs, radiator.

### OUTSIDE

#### FRONT

An area laid to block paving providing two off street parking spaces.

#### REAR GARDEN

Low maintenance rear garden which is laid mostly to paved areas and loose chippings, two brick built storage cupboards, garden surrounded by a boundary wall and wooden fencing, wooden gates providing side and rear pedestrian access.

#### GARAGE

Single sized garage situated to the rear of the garden.



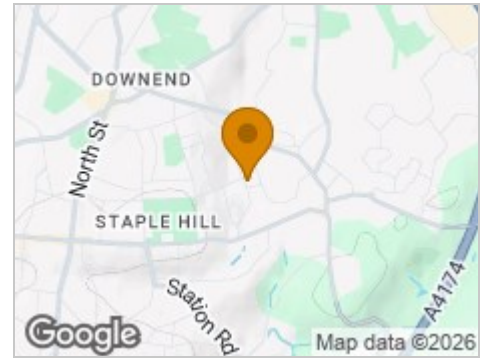
## Road Map



## Hybrid Map



## Terrain Map



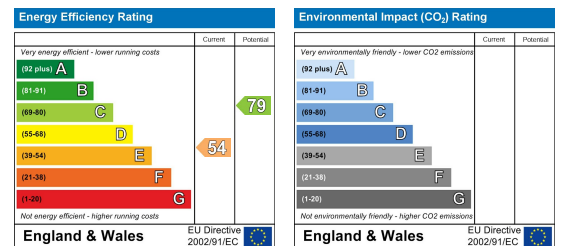
## Floor Plan



## 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.