HUNTERS®

HERE TO GET *you* THERE



Salisbury Road

Downend, Bristol, BS16 5RP

£400,000

4 1 2 D

Council Tax: C





127 Salisbury Road

Downend, Bristol, BS16 5RP

£400,000





DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this extended double bay fronted semi-detached family home which requires modernisation and refurbishment throughout.

The property is conveniently located for the amenities of Downend and for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

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

The property is also situated within easy walking distance for many schools and for the popular Page Park which provides excellent outdoor recreational space for people of all ages.

The spacious accommodation comprises to the ground floor; entrance hall, lounge, separate dining room, kitchen and utility room. To the first floor there is a study, bathroom and four good sized bedrooms.

Additional benefits include a large garage with power and light measuring 15'2" x 11'4", off street parking to the front of the property, a generous sized garden to the rear, uPVC double glazed windows and gas central heating.

ENTRANCE

Via a part opaque glazed uPVC door, leading into entrance hall.

ENTRANCE HALL

Dado rail, radiator, stairs leading to first floor accommodation and doors leading into lounge, dining room and kitchen.

LOUNGE

13'3" into bay x 12'4" (4.04m into bay x 3.76m)
uPVC double glazed bay window to front, coved ceiling, recess to chimney breast, radiator.

DINING ROOM

15'5" x 10'7" (4.70m x 3.23m)
Sliding uPVC double glazed patio doors to rear, TV aerial point, radiator.

KITCHEN

9'3" x 7'6" (2.82m x 2.29m)
uPVC double glazed window to rear, one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of wall and base units incorporating an integral electric double oven and four ring gas hob, plumbing for washing machine, access leading into utility room.

UTILITY ROOM

7'2" x 5'1" (2.18m x 1.55m)
uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap, terracotta tiled floor, half opaque uPVC double glazed door leading into rear garden and door leading into garage.

FIRST FLOOR ACCOMMODATION

LANDING

Doors leading into all first floor rooms.

BEDROOM ONE

15'3" x 11'3" (4.65m x 3.43m)
uPVC double glazed window to front, ceiling rose, wash hand basin with tiled splash backs and cupboards below, radiator.

BEDROOM TWO
12'6" into bay x 9'1" measured to wardrobes (3.81m into bay x 2.77m measured to wardrobes)
uPVC double glazed window to front, range of fitted wardrobes with over head storage cupboards, radiator.

BEDROOM THREE
11'4" x 11'2" (3.45m x 3.40m)
uPVC double glazed window to rear, radiator.

BEDROOM FOUR
9'3" x 7'5" (2.82m x 2.26m)
uPVC double glazed window to front, radiator.

STUDY
7'2" x 5'3" (2.18m x 1.60m)
uPVC double glazed window tom rear, boiler supplying gas central heating, storage cupboard.

BATHROOM
6'9" x 4'9" (2.06m x 1.45m)
Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin and panelled twin gripped bath with chrome mixer tap and a Triton over bath shower system, tiled walls, chrome heated towel rail.

GARAGE
15'2" x 11'4" (4.62m x 3.45m)
Metal roller shutter door, power and light.

OUTSIDE

FRONT
An unestablished garden and driveway providing off street parking.

REAR GARDEN
An unestablished garden with mature trees and shrubs, timber framed garden shed, water tap.









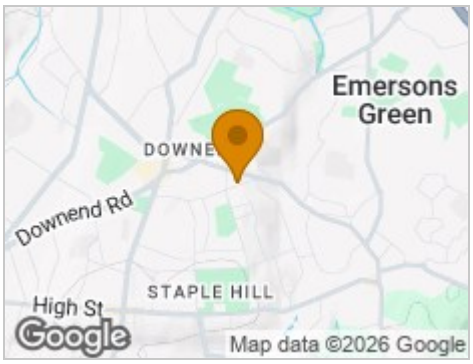
Road Map



Hybrid Map



Terrain Map



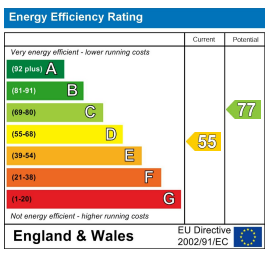
Floor Plan

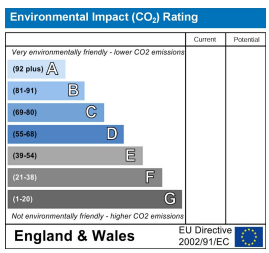


Viewing

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.

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