

HUNTERS[®]

HERE TO GET *you* THERE



Clarence Gardens

Downend, Bristol, BS16 5SR

£315,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this well presented end of terrace house positioned within a quiet cul-de-sac which is located conveniently for the amenities of both Downend and Staple Hill and a short walk to both High streets. The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices. The property is also situated within easy walking distance of many popular schools and for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. The popular Page Park is also within easy reach and provides excellent outdoor recreational space for people of all ages to enjoy.

The accommodation comprises in brief to the ground floor: hallway, lounge, lean-to conservatory, cloakroom and modern fitted kitchen with built in oven and hob. To the first floor can be found 3 bedrooms and wet-room. The property further benefits from having double glazing and gas central heating

Externally there are well tended front and rear lawn gardens and a garage to rear of property.

ENTRANCE HALLWAY

Radiator, under stair storage cupboard, stairs rising to first floor, doors leading to kitchen and lounge.

KITCHEN

12'2" x 8'10" (3.71m x 2.69m)

UPVC double glazed window to front, range of cream wall and base units, laminate work top incorporating a single stainless steel sink bowl unit, built in stainless steel electric oven and gas hob,

extractor fan hood, space for fridge freezer, tiled splash backs, space and plumbing for washing machine and dishwasher, space for tumble dryer, LED downlighters, radiator.

LOUNGE

15'2" x 11'9" (4.62m x 3.58m)

Radiator, UPVC double glazed patio door leading to lean-to conservatory.

LEAN-TO CONSERVATORY

11'11" x 7'11" (3.63m x 2.41m)

Double polycarbonate roof, UPVC double glazed patio door leading out to rear garden, wall light, door to cloakroom.

CLOAKROOM

Opaque glazed window to rear, close coupled W.C, wash hand basin, part tiled walls, wall lights, wall mounted Worcester combination boiler, wood effect laminate flooring.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, spindled balustrade, loft hatch, doors leading to bedrooms and wet room.

BEDROOM ONE

11'8" x 9'0" (3.56m x 2.74m)

UPVC double glazed window to front, radiator.

BEDROOM TWO

11'11" x 9'4" (3.63m x 2.84m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE/STUDY

9'2" x 5'8" (2.79m x 1.73m)

UPVC double glazed window to rear, radiator, built in cupboard with shelving and hanging rail, matching built in desk with drawers.

WET ROOM

Opaque UPVC double glazed window to front, walk in shower, glass shower screen, mains controlled shower system, wall hung wash hand basin, close coupled W.C, part tiled walls, chrome heated towel radiator, LED downlighters, water proof flooring.

OUTSIDE:

REAR GARDEN

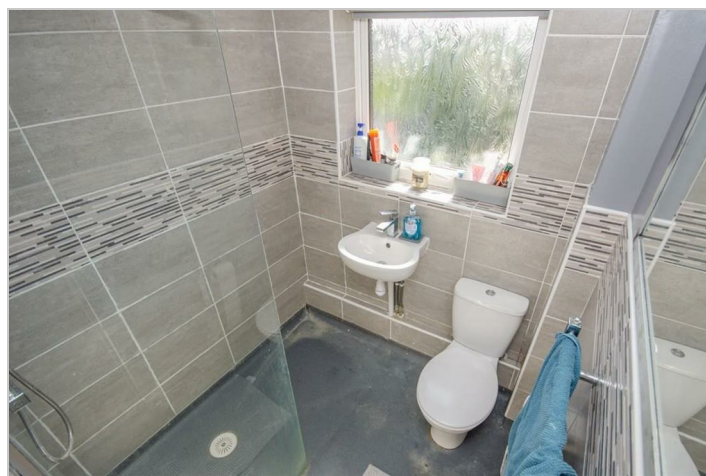
Laid to lawn, side and rear gated access, water tap, courtesy door to garage, enclosed by boundary fence and wall.

FRONT GARDEN

Large frontage laid to lawn, pathway to entrance, slate chippings border, enclose by boundary fencing.

GARAGE

Located to rear of property, access via rear vehicle lane, single detached up and over door, power and light.



Road Map



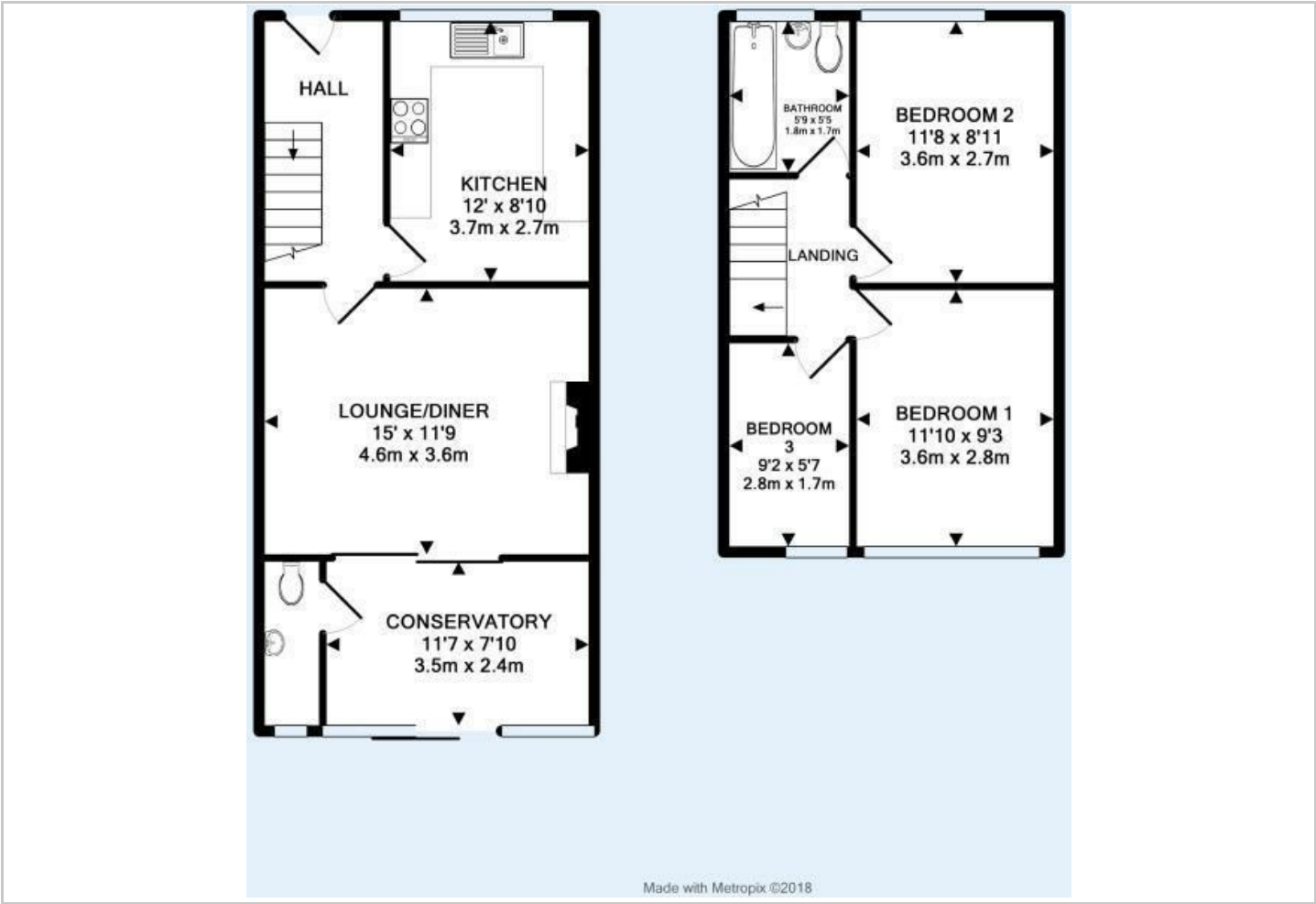
Hybrid Map



Terrain Map



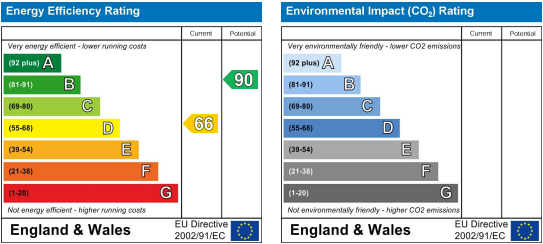
Floor Plan



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 does 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.