HUNTERS®

HERE TO GET *you* THERE



Long Close

Downend, BS16 2UF

£350,000

3 | 1 | 1 | D

Council Tax: D





50 Long Close

Downend, BS16 2UF

£350,000





DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this extended detached 3 bedroom house which is located within a quiet road in the popular area of Downend. The property is conveniently located within walking distance of Downend High street and shops as well as several schools whilst being only a short walk to the picturesque Frenchay Village and river walks.
The accommodation comprises in brief: entrance porch, entrance hall, cloakroom, 19ft lounge with feature fireplace, leading through to an extended 18ft dining room, fitted kitchen and a lean-to conservatory. To the first floor can be found 3 bedrooms and a wet room.
The property further benefits from having both double glazing and gas central heating.
Externally the property has low maintenance paved rear garden, driveway providing ample off street parking and a garage.

ENTRANCE PARCH

Access via a UPVC double glazed door, tiled floor, coved ceiling, doors leading to to cloakroom and hallway.

CLOAKROOM

Opaque UPVC double glazed window to front, coved ceiling, close coupled WC, wash hand basin, tiled walls, tiled floor, radiator.

HALLWAY

Radiator, oak effect laminate flooring, stairs rising to first floor, door leading through to lounge.

LOUNGE

19'4" x 11'6" (widest point) (5.89m x 3.51m (widest point))
UPVC double glazed window to front, coved ceiling, double radiator, marble effect feature fireplace with electric fire inset, wood mantel surround, double radiator, doorway leading though to dining room.

DINING ROOM

18'7" x 7'1" (5.66m x 2.16m)
UPVC double glazed window to rear, oak effect laminate flooring, coved ceiling, doorway to kitchen, UPVC patio door to conservatory.

KITCHEN

9'8" x 7'1" (2.95m x 2.16m)
UPVC double glazed window to rear, coved ceiling, range off fitted wall and base units, oak effect laminate work top, tiled splash backs, 1 1/2 stainless steel sink bowl unit with mixer tap, space for cooker, space for under counter fridge and freezer, space and plumbing for washing machine and dishwasher, ceiling spotlights, extractor fan hood, under stair storage cupboard, wall mounted Worcester boiler, opaque UPVC double glazed door leading out to side of property.

LEAN-TO CONSERVATORY

8'4" x 7'3" (2.54m x 2.21m)
UPVC double glazed windows to rear and side, double polycarbonate roof, wall light, UPVC double glazed French doors leading out to rear garden,

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, coved ceiling,

loft hatch, built-in cupboard housing hot water tank,, doors to bedrooms and wet toom,

BEDROOM ONE
12'5" x 8'7" (3.78m x 2.62m)
Two UPVC double glazed window to front, coved ceiling, built-in wardrobes, TV point, oak effect laminate flooring.

BEDROOOM TWO
8'6" x 8'0" (2.59m x 2.44m)
UPVC double glazed window to rear, coved ceiling, oak effect laminate flooring,

BEDROOM THREE
9'1" x 5'11" (2.77m x 1.80m)
UPVC double glazed window to rear, coved ceiling, radiator.

WET ROOM
Opaque UPVC double glazed window to side, water proof flooring, walk in shower housing Mira electric shower system, pedestal wash hand basin, radiator, tiled floor, extractor fan, Dimplex warm air heater.

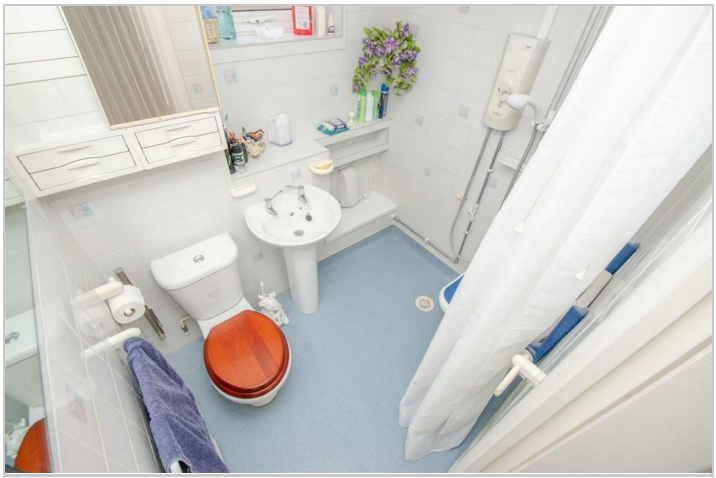
OUTSIDE:

REAR GARDEN
Laid to patio with raise brick borders well stocked with mature shrubs and plants, block/timber framed shed, courtesy door to garage, side access to front, enclosed by boundary wall.

FRONT GARDEN
Laid to lawn.

DRIVEWAY
To front and side, laid to sone slabs and brick paving providing off street parking for several vehicles.

GARAGE
Single garage with up and over access.









Road Map



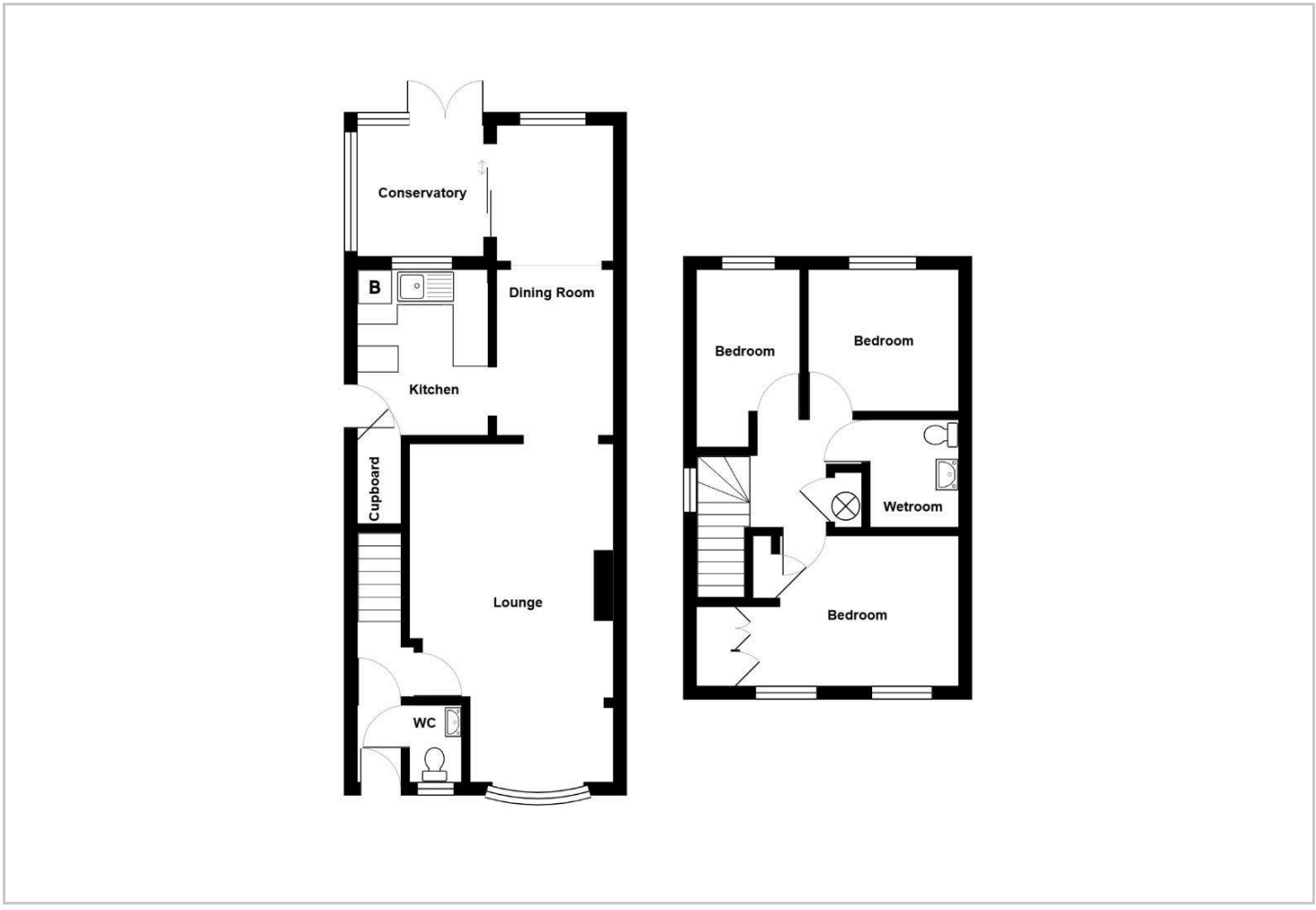
Hybrid Map



Terrain Map



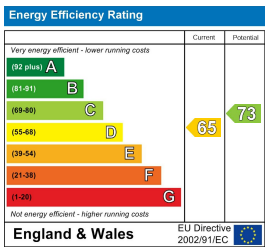
Floor Plan

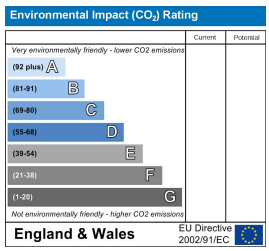


Viewing

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.

10 Badminton Road, Downend, BS16 6BQ
Tel: 0117 956 1234 Email: downend@hunters.com https://www.hunters.com