

HUNTERS®

HERE TO GET *you* THERE



Graham Road

Downend, Bristol, BS16 6AN

£395,000



Council Tax: C



11 Graham Road

Downend, Bristol, BS16 6AN

£395,000



DESCRIPTION

Hunters Estate Agents are delighted to offer for sale this extended semi-detached family home which is located conveniently a short walk to Downend High street with it's array of shops, coffee shops and restaurants, whilst offering excellent transport links with easy access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The property is displayed throughout in excellent order with accommodation that comprises to the ground floor; entrance hall, cloakroom, lounge and kitchen/diner. The extended kitchen provides an excellent social zone for the family to enjoy in the very heart of the property and is fitted with an extensive range of grey coloured high gloss wall and base units which incorporates an integral oven and hob, French doors lead out to the rear garden. To the first floor there are three generous sized bedrooms and a family bathroom.

Externally there is a driveway to the front of the property which provides ample off street parking, a good sized rear garden which is laid mainly to lawn with patio that extends to the side of property which has a timber framed outside bar.

Additional benefits include; a single sized attached garage, gas central heating, and UPVC double glazed windows.

An internal viewing appointment is highly recommended.

ENTRANCE

Via UPVC double glazed double doors leading into an entrance porch.

ENTRANCE PORCH

Quarry tiled floor, part opaque and stained glazed UPVC door leading into entrance hall.

ENTRANCE HALL

Coved ceiling, radiator, built-in cupboard housing gas and electric meters, feature wood panelling to dado height, wood effect laminate flooring, stairs leading to first floor accommodation and doors leading into lounge, kitchen/diner and lobby.

LOUNGE

16'4" x 11'0" (4.98m x 3.35m)

UPVC double glazed window to front, double radiator, 2 wall lights, wood effect laminate flooring.

KITCHEN/DINER

19'0" x 14'1" (5.79m x 4.29m)

UPVC double glazed window to rear, single drainer sink unit with chrome mixer tap and tiled splash backs, range of grey coloured high gloss wall and base units, two built in single ovens and induction hob, extractor fan hood, square edged work surface and breakfast bar, space for a large fridge freezer, plumbing for dishwasher, plumbing for washing machine, high gloss floor tiles, media wall with recess space for wall mounted TV and shelving, UPVC double glazed French doors leading out to rear garden.

LOBBY

Baxi combination boiler supplying gas central and heating and domestic hot water, wood effect laminate flooring, half opaque UPVC double glazed door leading into side garden and door leading into cloakroom.

CLOAKROOM

Opaque UPVC double glazed window to side, white W.C, wall mounted wash hand basin.

FIRST FLOOR ACCOMMODATION

LANDING

Opaque UPVC double glazed window to side. loft access, coved ceiling, doors leading to bedrooms and bathroom.

BEDROOM ONE

11'11" x 11'1" (3.63m x 3.38m)

UPVC double glazed window to front, radiator,

BEDROOM TWO

10'6" x 7'9" (3.20m x 2.36m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

8'6" x 7'5" (2.59m x 2.26m)

UPVC double glazed window to rear, radiator.

BATHROOM

6'9" x 4'9" (2.06m x 1.45m)

Opaque UPVC double glazed window to front, white suite comprising; W.C, pedestal wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap, chrome over bath shower and side splash screen, chrome heated towel rail, partially tiled walls.

OUTSIDE

DRIVEWAY

Driveway to front providing 3 off street parking spaces.

GARAGE

16'1" x 9'1" (4.90m x 2.77m)

Metal up and over door, windows to side and rear, door leading into garden.

REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn with herbaceous borders displaying established trees and shrubs, patio to side providing additional seating space with brick built BBQ and timber framed bar, water tap, courtesy door to garage, outside lighting, garden surrounded by wooden fencing.



Road Map



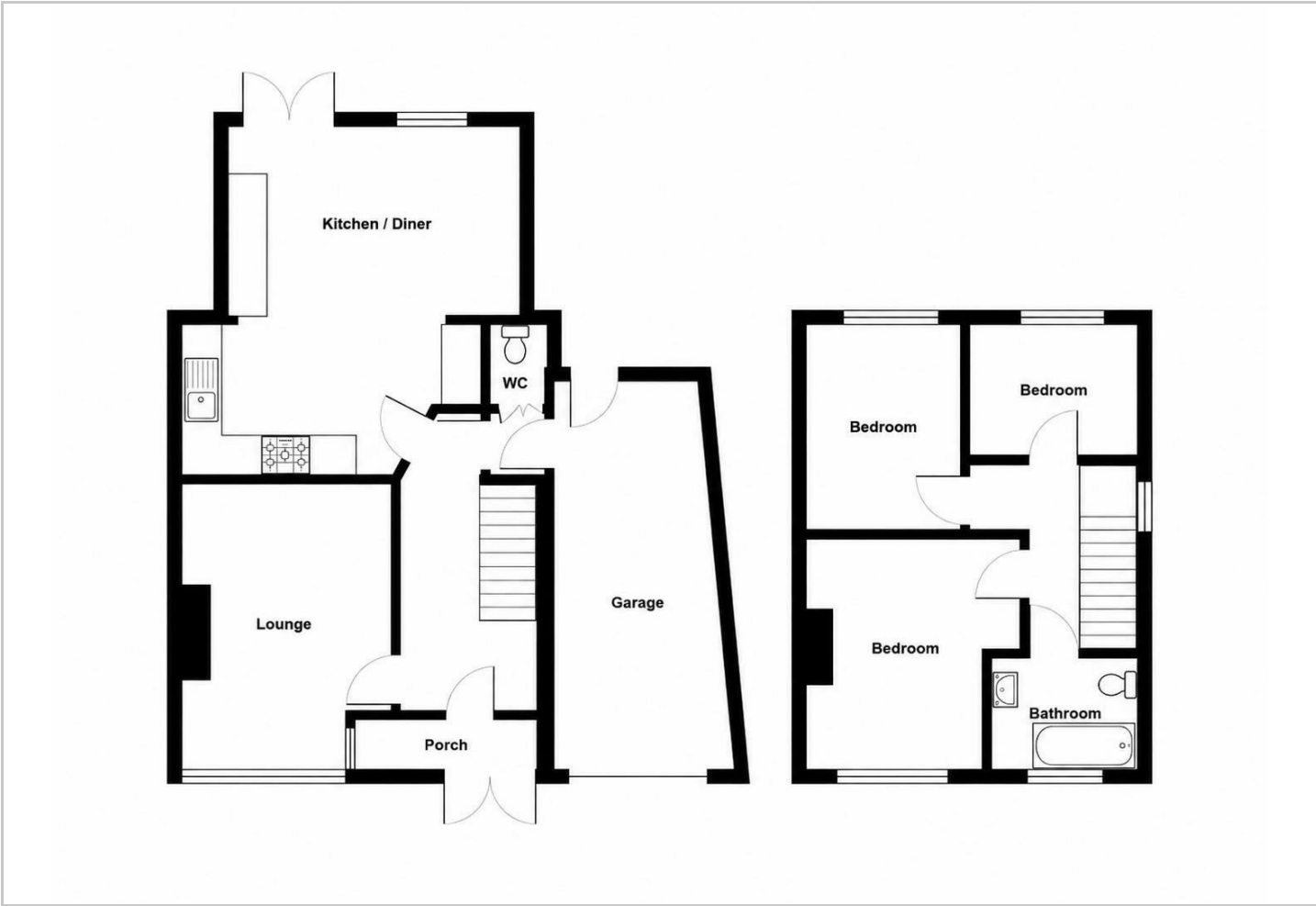
Hybrid Map



Terrain Map



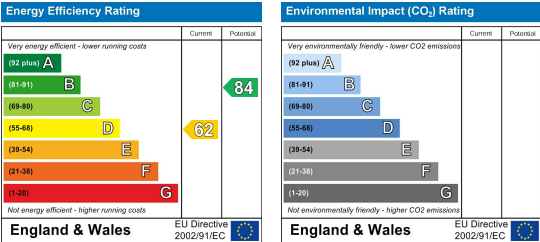
Floor Plan



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.