

HUNTERS®

HERE TO GET *you* THERE



Cleeve Lodge Close

Downend, BS16 6AU

£145,000



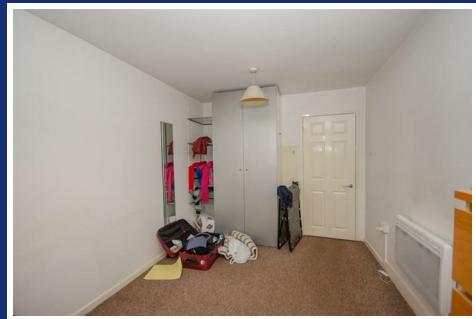
Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale, this purpose built ground floor flat which is situated in the heart of Downend, ideally positioned for the amenities and for major commuting routes.

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

In our opinion this property would ideally suit a first time purchaser, investor or those seeking an easier to manage environment.

The accommodation comprises; entrance hall, lounge/diner, kitchen, bedroom and wet room.

Other benefits include a security entry system, uPVC double glazed windows and electric heating. An internal viewing appointment is recommended.

ENTRANCE

Via a door with security spy hole, leading into an entrance hall.

ENTRANCE HALL

Storage cupboard, security entry phone, electric wall heater, laminate floor, doors leading into all rooms.

LOUNGE/DINER

15'0" x 10'6" (4.57m x 3.20m)

Dual aspect uPVC double glazed windows, TV aerial point, two electric wall heaters.

KITCHEN

11'3" x 7'3" (3.43m x 2.21m)

uPVC double glazed window to side, stainless steel single drainer sink unit with chrome mixer tap, range of wall and base units incorporating an integral electric oven with four ring ceramic hob and

stainless steel cooker hood over, space for a tall fridge freezer, plumbing for washing machine.

BEDROOM

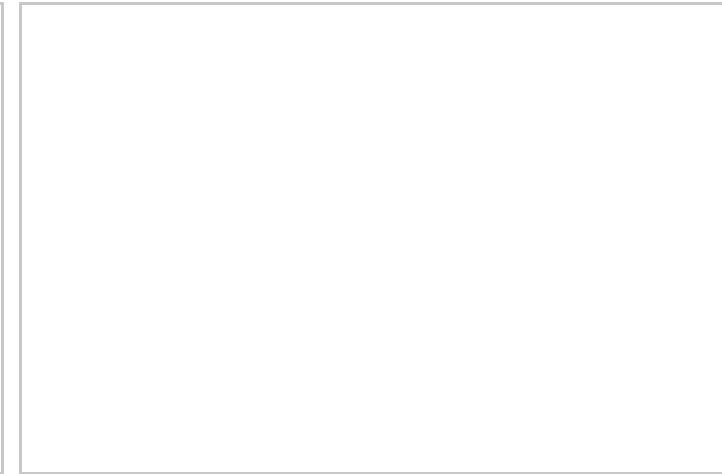
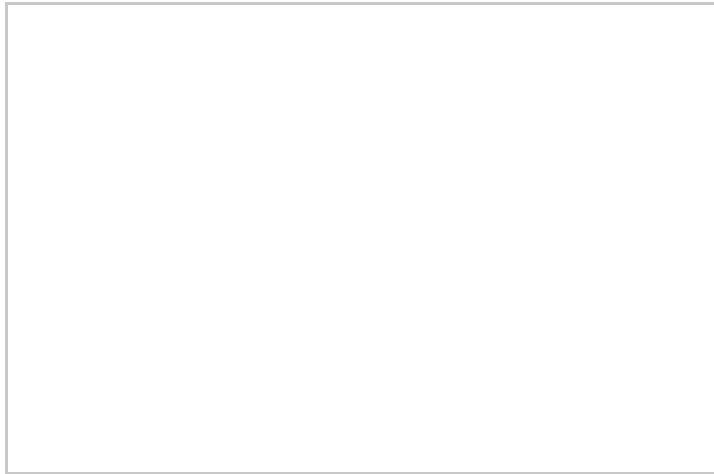
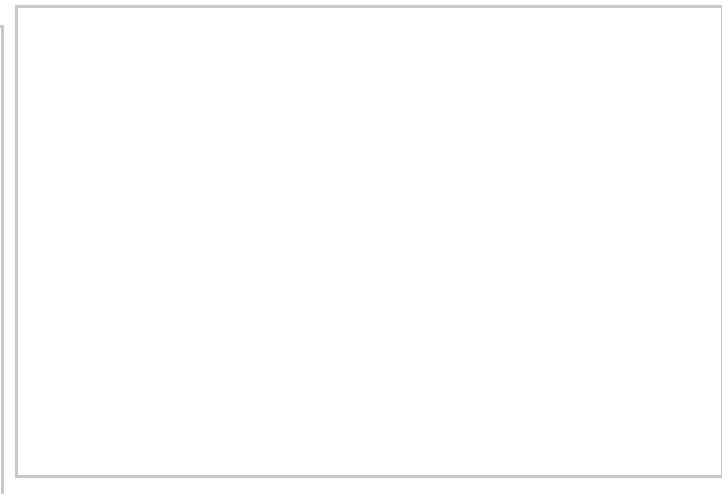
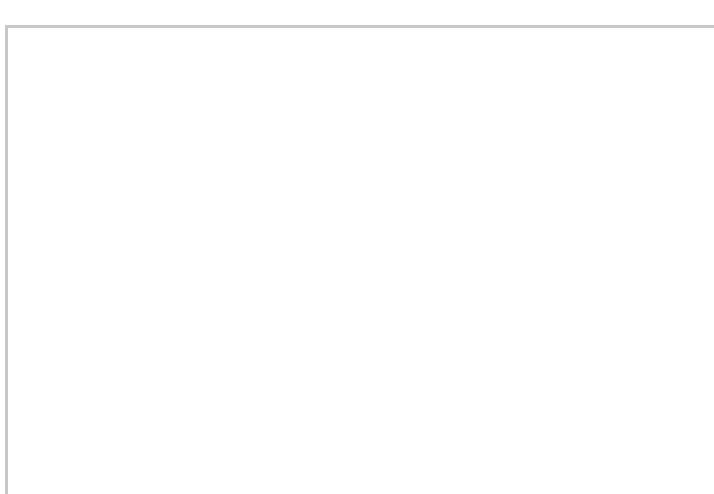
16'3" x 8'9" (4.95m x 2.67m)

uPVC double glazed window to front, electric wall heater.

WET ROOM

7'9" x 4'8" (2.36m x 1.42m)

Opaque uPVC double glazed window to side, white suite comprising; W.C. wash hand basin and a Mira shower system, tiled splash backs, chrome heated towel rail.



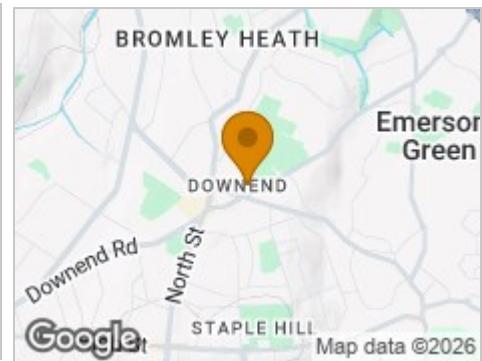
Road Map



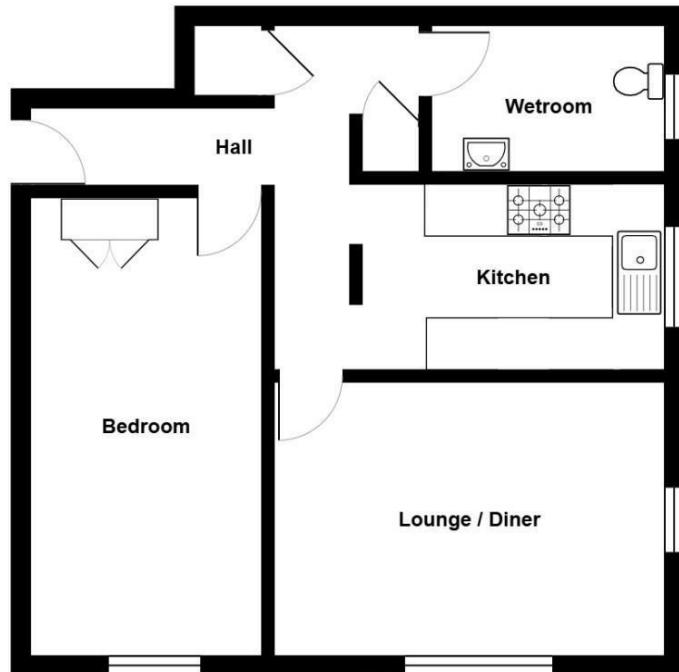
Hybrid Map



Terrain Map



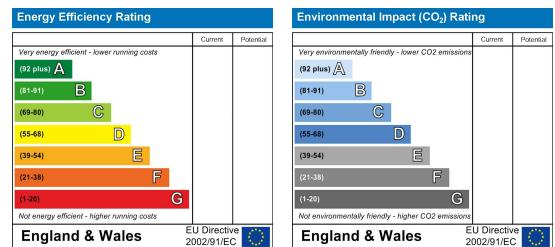
Floor Plan



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.