

# HUNTERS<sup>®</sup>

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## Fouracre Road

Bristol, BS16 6PH

£450,000



Council Tax: D



# 61 Fouracre Road

Bristol, BS16 6PH

£450,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this 1950's built semi-detached family home located within the highly sought after Bromley Heath area of Downend. The property is being sold for the first time since being built and is conveniently positioned, a short walk to the ever popular Bromley Heath Infant and Junior schools, Queensholm park and local shops. The area has excellent transport links, with easy access onto the Avon Ring Road, motorway networks and Cycle Pathway.

The property offers spacious living accommodation which comprises: entrance hallway, lounge, separate dining room with patio doors out to rear garden, 15ft kitchen with built in oven and hob. To the first floor can be found 2 double bedrooms and a generous sized third bedroom and a shower room.

The property benefits from having double a good sized low maintenance rear garden with ample outdoor seating area, garage and a 2 car driveway.

## ENTRANCE PORCH

Access via a sliding double glazed door, quarry tiled floor, opaque UPVC double glazed door to hallway.

## HALLWAY

Opaque UPVC double glazed window to front, coved ceiling, double radiator, two under stair storage cupboards, stairs rising to first floor, doors leading to lounge, dining room and kitchen.

## LOUNGE

13'1" x 14'7" (into bay) (3.99m x 4.45m (into bay))  
UPVC double glazed bay window to front, coved ceiling, double radiator.

## DINING ROOM

11'8" x 12'5" (3.56m x 3.78m)

Radiator, UPVC double glazed patio doors leading out to rear garden.

## KITCHEN

8'7" x 15'4" (2.62m x 4.67m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work tops, 1 1/2 stainless steel sink bowl unit with mixer tap, space for cooker (electric cooker point), space for large fridge freezer, pantry cupboard, space and plumbing for washing machine, oak effect laminate flooring, door to outer lobby.

## OUTER LOBBY

Access to utility cupboard with space for washing machine and tumble dryer, opaque UPVC double glazed door to side leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Opaque UPVC double glazed window to side, loft hatch with pull down ladder (loft fully boarded, doors leading to bedrooms and shower room.

### BEDROOM ONE

12'2" x 15'1" (3.71m x 4.60m)

UPVC double glazed bay window to front, double radiator.

### BEDROOM TWO

11'11" x 12'5" (3.63m x 3.78m)

UPVC double glazed window to rear, double radiator, built in cupboard/wardrobe.

### BEDROOM THREE

UPVC double glazed window to front.

## SHOWER ROOM

Opaque UPVC double glazed window to rear, suite comprising: close coupled WC, pedestal wash hand basin, large glass shower enclosure housing a mains controlled shower system, mainly tiled wall.

## OUTSDIE:

### REAR GARDEN

Good size low maintenance garden raised sandstone patio providing ample seating space, split level areas laid to brick paving, metal gazebo to back of garden providing covered seating area, timber framed shed, water tap, double power socket, side gated access, enclosed by boundary fencing.

### FRONT GARDEN

Area laid to lawn with plant/shrub borders, enclosed by boundary wall.

### DRIVEWAY

To front of property, laid to brick paving, providing off street parking for 2 cars.

### GARAGE

Single attached, up and over door, power and light wall mounted Worcester combination boiler.



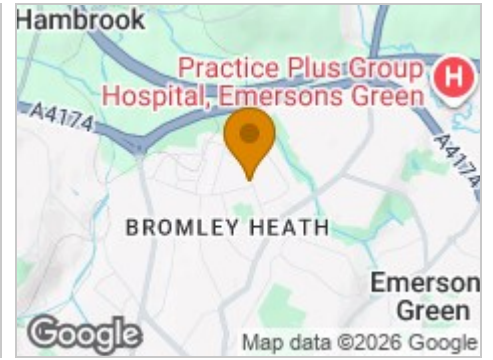
## Road Map



## Hybrid Map



## Terrain Map



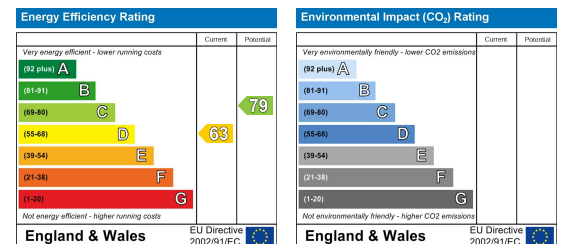
## Floor Plan



## 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.