



Buckingham Place, Downend

- Extended Victorian semi-detached house
- Three bedrooms
- Modern open plan kitchen/diner with bi-folding doors
- First floor family bathroom
- 3 car driveway
- Located with heart of Downend Village
- Two receptions
- Ground floor shower room and utility
- Good size landscaped garden to lawn & patio
- Garage

Asking Price £475,000

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HERE TO GET *you* THERE

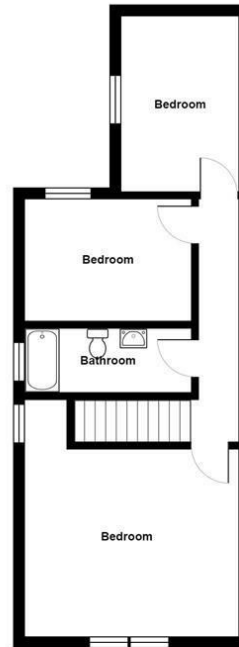
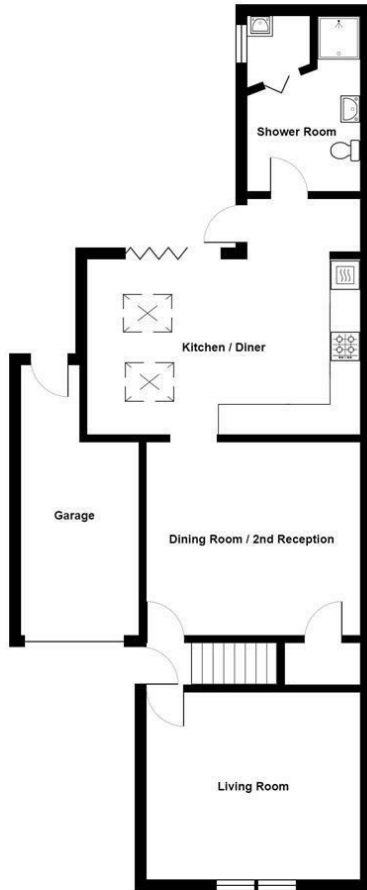
Buckingham Place, Downend

DESCRIPTION

A beautifully presented semi-detached Victorian family home located within the heart of Downend village. Offering 3 bedrooms, 2 receptions, fantastic kitchen/diner with bi-folds, utility, shower room & bathroom. Superb good size rear garden, garage & 3 car driveway.







ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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.

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