

HUNTERS[®]

HERE TO GET *you* THERE



27 Overnhurst Court

Overnhill Road, Downend, BS16 5DR

£235,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this spacious two bedroom purpose built apartment positioned on the first floor of this ever popular development in Downend offering an enviable secluded position set back from the sought after Overnhill Road which is conveniently located for the local amenities of Downend and Staple Hill. The block is accessed communally via an intercom security entry system.

The light and airy living accommodation comprises: entrance hall, large lounge/diner with a sunny south facing aspect and a bay window overlooking the well kept gardens, modern fitted kitchen with built in oven & hob, 2 double bedrooms with fitted wardrobes, modern shower room and a separate W.C. The property further benefits from having: double glazing, gas central heating, fantastic well kept communal lawns and communal and visitor parking. An internal viewing comes highly recommended.

COMMUNAL ENTRANCE

The block is accessed via an intercom security entry system leading to a communal hall, stairs rising to all floors, door with security spy hole leading to hallway.

HALLWAY

Two storage cupboards, telephone point, doors to all rooms.

LOUNGE/DINER

19'7" x 16'8" (max) (5.97m x 5.08m (max))

UPVC double glazed bay window to side with a sunny south facing aspect overlooking communal garden, coved ceiling, TV point, single and double radiators.

KITCHEN

13'5" x 7'5" (4.09m x 2.26m)

UPVC double glazed window to side, range of white high gloss wall and base units, granite effect laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and induction hob, stainless steel extractor fan hood, space for fridge, space and plumbing for washing machine, radiator, service hatch to lounge/diner.

MASTER BEDROOM

15'0" x 9'5" (4.57m x 2.87m)

Dual aspect UPVC double glazed windows to front and side, radiator, fitted wardrobe with sliding glass fronted doors.

BEDROOM TWO

15'0" x 10'1" (4.57m x 3.07m)

UPVC double glazed window to front, cupboard housing a Worcester combination boiler, fitted high gloss wardrobe.

SHOWER ROOM

Opaque UPVC double glazed window to side, modern suite comprising: vanity unit with wash hand basin inset, large shower enclosure housing a mains controlled shower system, radiator, mainly tiled walls, tiled floor.

SEPARATE W.C

Vanity unit with wash hand basin inset, close coupled W.C, tiled splash backs.

OUTSIDE:

COMMUNAL GARDENS

The development has landscaped lawn gardens.

COMMUNAL PARKING

The development has ample communal parking spaces over 2 connecting car parking areas to front of the development.



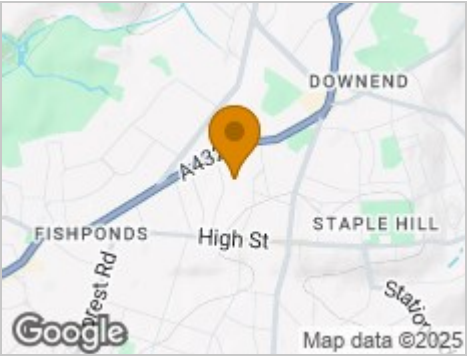
Road Map



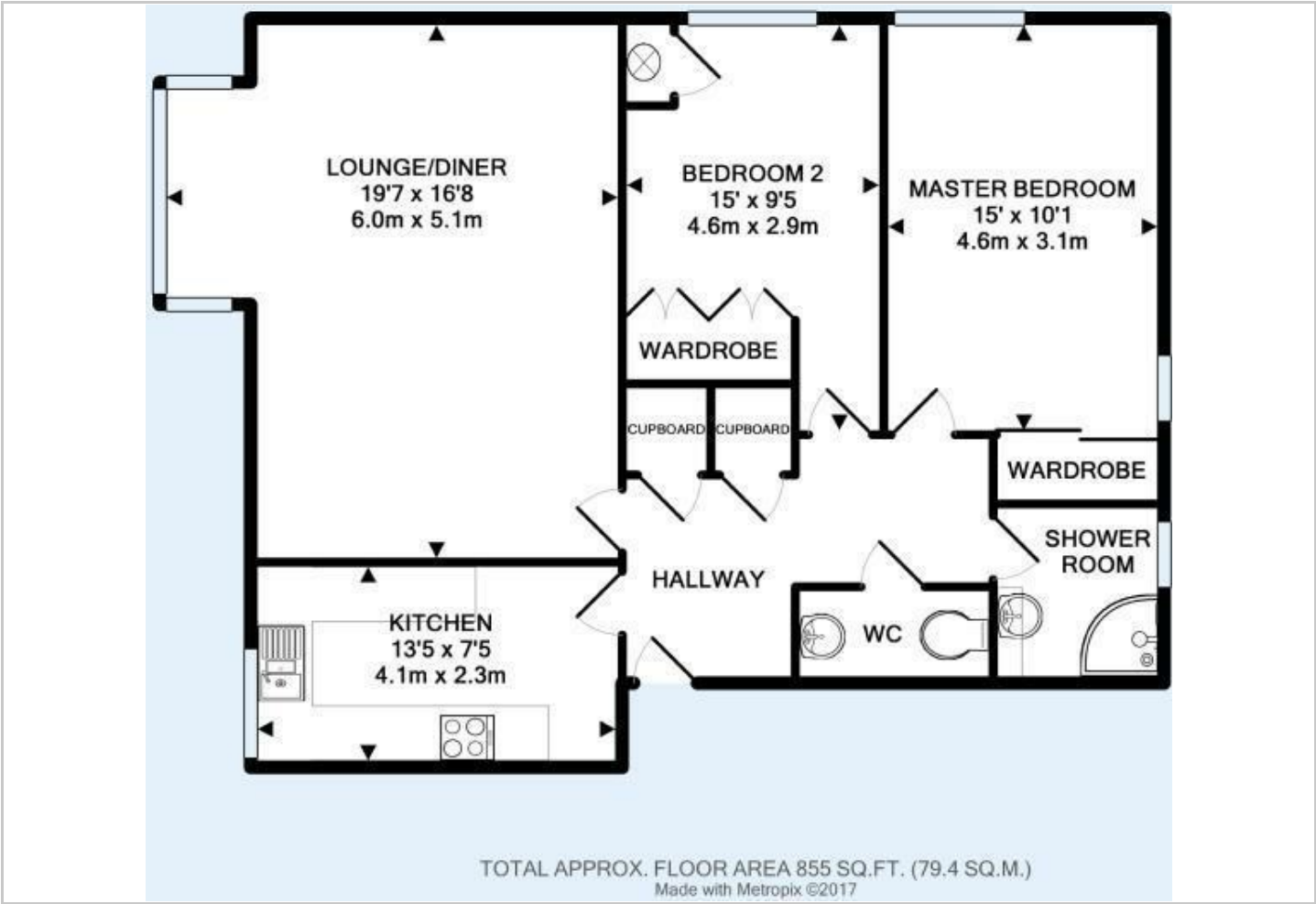
Hybrid Map



Terrain Map



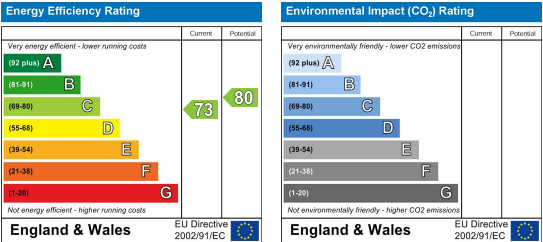
Floor Plan



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.