

HUNTERS®

HERE TO GET *you* THERE



Sutherland Avenue

Downend, Bristol, BS16 6QN

£440,000



Council Tax:



106 Sutherland Avenue

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this detached family home which is located in a quiet cul-de-sac position with easy walking distance for the amenities of Downend, for many popular schools and conveniently for access onto the Avon ring road, for excellent transport links into the city centre.

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

King George V playing fields are also close by and provide excellent outdoor recreational space for people of all ages to enjoy.

The spacious accommodation requires some modernisation and comprises to the ground floor; entrance hall, a large lounge /diner with uPVC double glazed patio doors leading into the rear garden, a kitchen with an integral oven and hob, a utility room and uPVC double glazed conservatory. To the first floor there is a shower room and three bedrooms. The two double bedrooms both have the benefit of having fitted wardrobes.

Externally to the rear of the property there is an established private garden which is mainly laid to loose chippings, wooden decking and paved patio.

Additional benefits include; a block paved driveway providing off street parking, a garage with power and light, gas central heating and uPVC double glazed windows.

We would encourage an internal viewing appointment to fully appreciate what this property has to offer.

ENTRANCE

Via a uPVC double glazed sliding door leading into an entrance porch.

ENTRANCE PORCH

Tiled floor, opaque uPVC double glazed door leading into entrance hall.

ENTRANCE HALL

Security alarm control panel, under stairs storage cupboards, radiator, laminate floor, stairs leading to first floor accommodation and doors leading into lounge/diner and kitchen.

LOUNGE/DINER

26'0" x 11'8" narrowing to 8'9" (7.92m x 3.56m narrowing to 2.67m)

uPVC double glazed window to front, dado rail, TV aerial point, two radiators, uPVC double glazed sliding patio door leading into rear garden and door leading into kitchen.

KITCHEN

11'0" x 8'7" (3.35m x 2.62m)

uPVC double glazed window to rear, one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral electric double oven with four ring ceramic hob, plumbing for dishwasher, plumbing for washing machine, space for an under counter fridge, roll edged worksurface, larder, storage cupboard, door leading into utility room.

UTILITY ROOM

7'9" x 4'5" (2.36m x 1.35m)

uPVC double glazed window to rear, space for tumble dryer, space for freezer, door leading into garage and uPVC double glazed door leading into conservatory.

CONSERVATORY

10'1" x 7'9" (3.07m x 2.36m)

uPVC double glazed windows to rear with fitted blinds, air conditioning unit, polycarbonate roof, uPVC double glazed door leading into rear garden.

FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

LANDING

uPVC double glazed window to side, loft access, cupboard housing a Baxi boiler supplying gas central heating and domestic hot water, doors leading into all first floor rooms.

BEDROOM ONE

12'9" x 9'1" measured to wardrobes (3.89m x 2.77m measured to wardrobes)

uPVC double glazed window to front, range of fitted bedroom furniture comprising; wardrobes with over head storage cupboards and drawer units, radiator.

BEDROOM TWO

11'4" x 11'2" (3.45m x 3.40m)

uPVC double glazed window to rear, built in double fronted wardrobe, radiator.

BEDROOM THREE

8'7" x 6'9" (2.62m x 2.06m)

uPVC double glazed window to front, radiator.

SHOWER ROOM

6'8" x 6'4" (2.03m x 1.93m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with chrome mixer tap and cupboards below and a shower cubicle with a chrome shower system, tiled walls, heated towel rail.

OUTSIDE

FRONT GARDEN

Laid to loose chippings.

OFF STREET PARKING

An area laid to block paving providing off street parking.

GARAGE

17'9" x 8'0" (5.41m x 2.44m)

Metal up and over door, power and light.

REAR GARDEN

Laid mainly to loose chippings, decking and paved patio and displaying a variety of established trees and shrubs, water tap.



Road Map



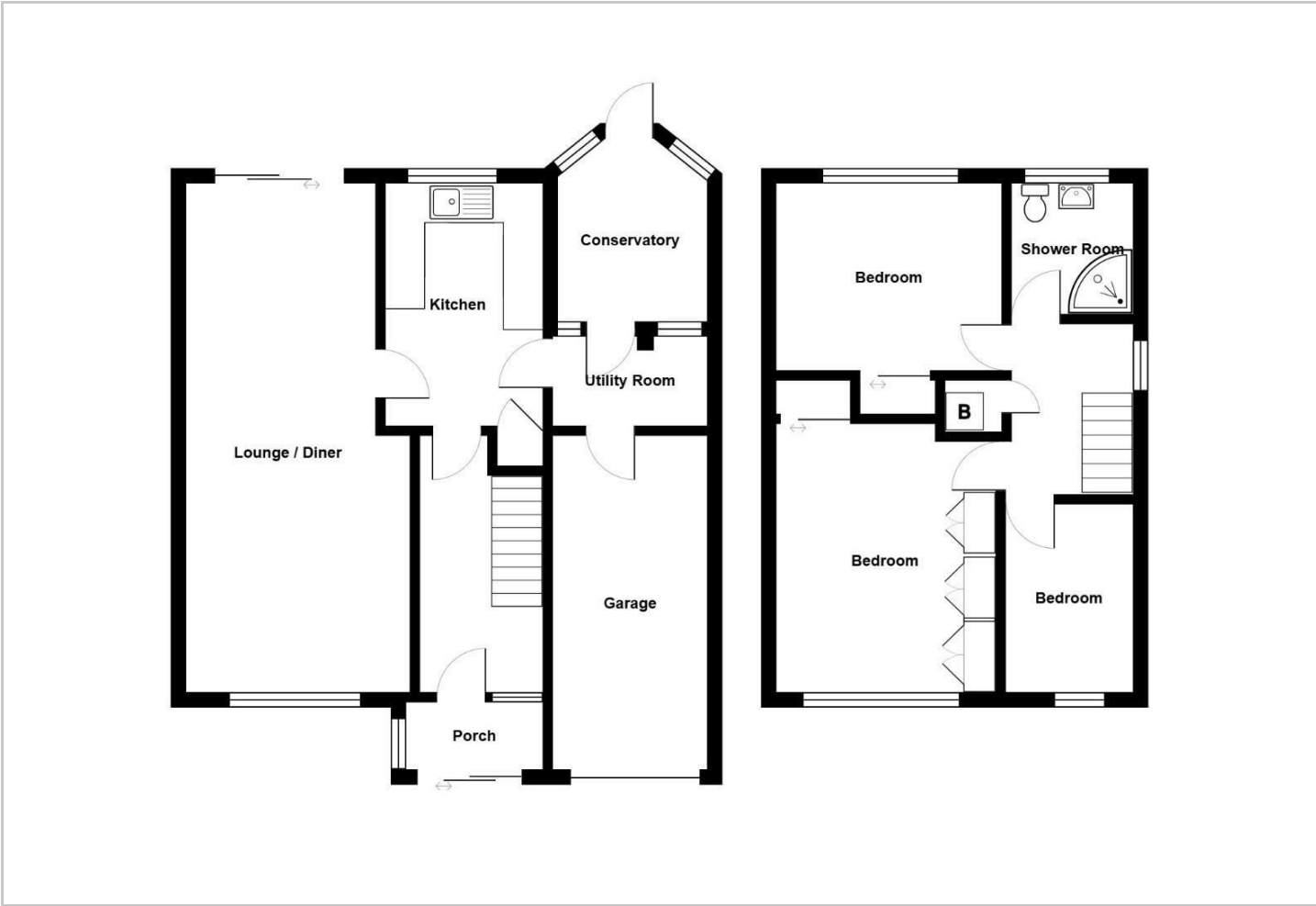
Hybrid Map



Terrain Map



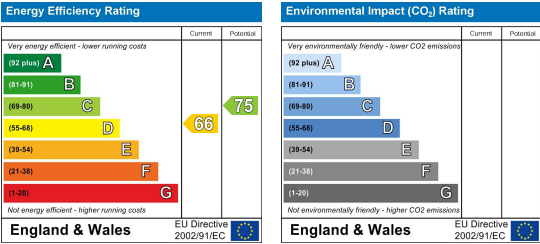
Floor Plan



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.