

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bridges Drive

Downend, Bristol, BS16 2UB

£350,000



Council Tax: B



# 12 Bridges Drive

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£350,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this well presented semi-detached bungalow located within a quiet cul-de-sac position close to the local amenities of Downend whilst being a short walk to Frenchay with it's lovely river walks and open spaces.

The accommodation comprises: entrance hallway, 17ft lounge/diner, 3 bedrooms, fitted kitchen with built in oven and hob, conservatory and shower room. Further benefiting from having double glazing and gas central heating, a well tended lawn rear garden with patio, front garden and a driveway providing off street parking for 2 cars.

## ENTRANCE HALLWAY

Via an opaque UPVC double glazed door, loft hatch, doors leading to: lounge, bedroom 1 and 2 and shower room.

## BEDROOM ONE

15'11" x 7'11" (4.85m x 2.41m)

UPVC double glazed window to front, double radiator, fitted mirror fronted waerdrobes.

## BEDROOM TWO

9'10" x 8'2" (3.00m x 2.49m)

UPVC double glazed window to front, double radiator, fitted mirror fronted wardrobe.

## SHOWER ROOM

Opaque UPVC double glazed window to side, close coupled W.C, pedestal wash hand basin, shower enclosure housing electric Mira shower system, tiled walls, radiator, built in airing cupboard housing hot water tank.

## LOUNGE/DINER

17'0" x 11'1" (5.18m x 3.38m)

UPVC double glazed patio door leading out to conservatory, coved ceiling, brick fireplace with wood mantel, electric fire inset, TV point, doors to kitchen and bedroom.

## KITCHEN

10'5" x 7'0" (3.18m x 2.13m)

Range of fitted white high gloss wall and base units, laminate work top incorporating s single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and ceramic hob, stainless steel extractor fan hood, space for washing machine and fridge freezer, tiled floor, wall mounted boiler, door to outer lobby.

## OUTER LOBBY

Double polycarbonate roof, UPVC double glazed window to side, opaque UPVC double glazed doors leading out to front and rear gardens.

## BEDROOM 3/DINING ROOM

9'10" x 9'8" (3.00m x 2.95m)

UPVC double glazed window to rear, double radiator.

## CONSERVATORY

Double polycarbonate roof, UPVC double glazed windows to rear and side, wood effect laminate floor, UPVC double glazed door to side leading out to rear garden.

## OUTSIDE:

## REAR GARDEN

Laid to lawn, patio with matching pathway, variety of fruit trees including: apple, 2 plum trees and pear



tree, timber framed shed, plant and shrub borders, water tap to side, side gated access, security light to back of house, enclosed by boundary fence.

### FRONT GARDEN

Laid to lawn, paved pathway to entrance, area laid to stone chippings.

### DRIVEWAY

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



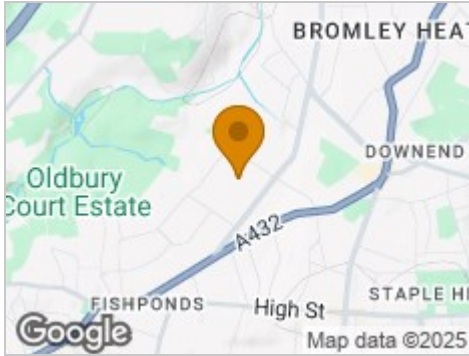
Road Map



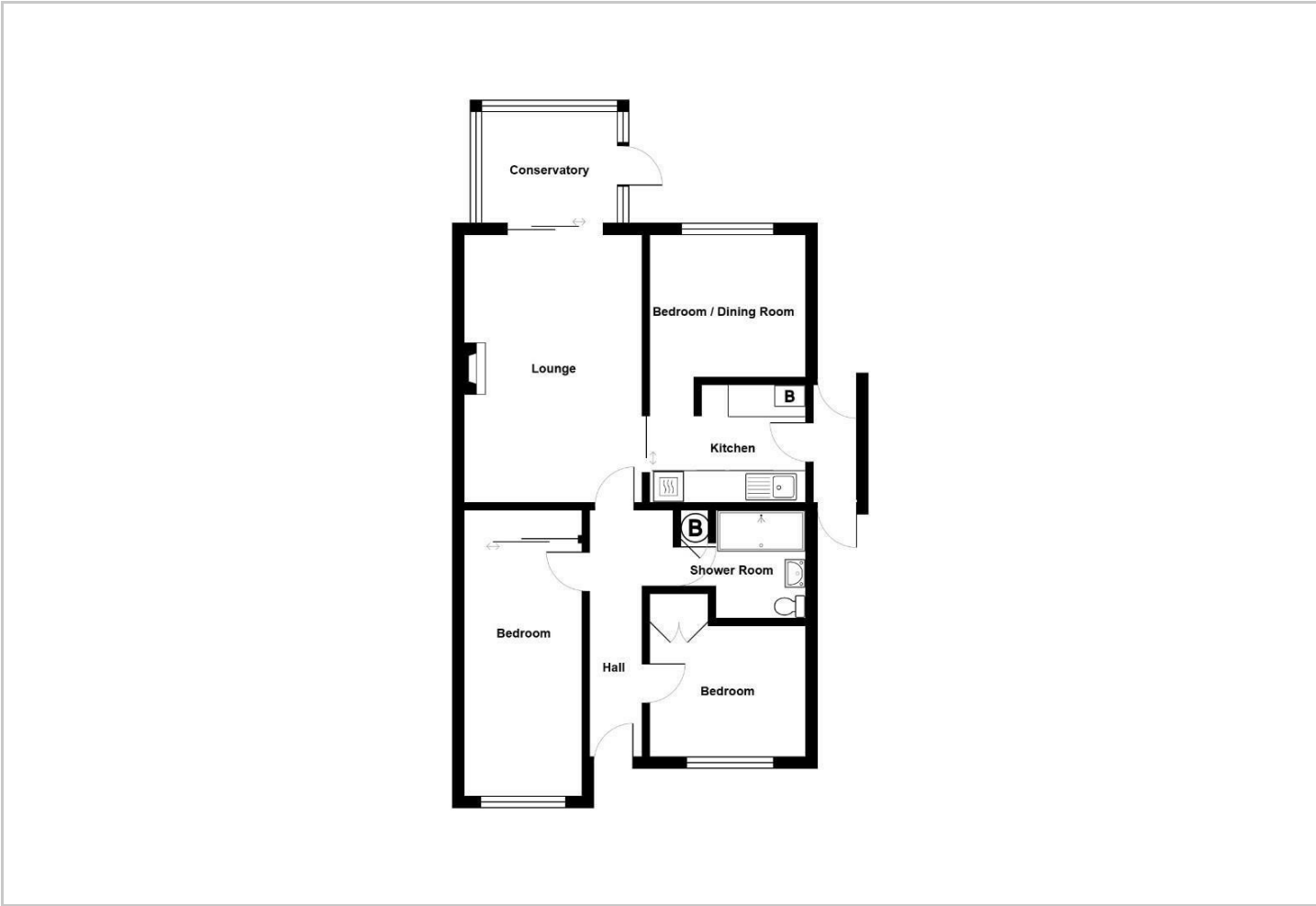
Hybrid Map



Terrain Map



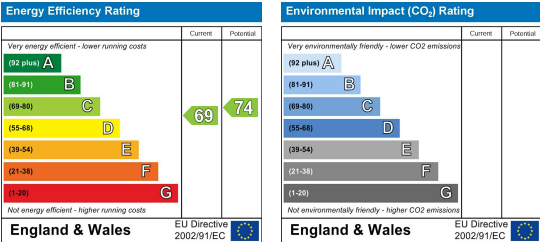
Floor Plan



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.