

HUNTERS®

HERE TO GET *you* THERE



Romney Avenue
Lockleaze, Bristol, BS7 9ST

£325,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this spacious semi-detached house offering a prime location in Lockleaze, overlooking an open green. The property is displayed throughout in excellent condition with accommodation that comprises to the ground floor: entrance hallway, lounge/diner, conservatory and a modern fitted kitchen with built in oven & hob. To the first floor can be found 3 good sized bedrooms and a modern bathroom with over bath shower. Externally the property benefits from having a superb large mature garden which is mainly laid to lawn and patio with 2 garden sheds with power and a brick paved driveway to front which provides 2 off street parking spaces.

Access to Purdown is a stones throw away which offers a vast amount of both parkland and woodland which is fantastic for dog walking whilst the highly regarded Trinity Academy school is a short walk away. The area also offers good transport links onto the M32 and access to Bristol City Centre and the popular Gloucester Road. An internal viewing comes highly recommended.

ENTRANCE HALL

Access from side of property, coved ceiling, dado rail, double radiator, built in cupboard housing an electric meter, additional built in storage cupboard, stairs rising to first floor, doors leading to lounge and kitchen.

KITCHEN

Dual aspect UPVC double glazed windows to rear and side, range of white high gloss wall and base units with granite effect work tops incorporating a

single stainless steel sink bowl unit with mixer tap, under unit lighting, built in stainless steel electric oven and induction hob, stainless steel extractor fan hood, space and plumbing for washing machine and dishwasher, space for fridge, built in wind chiller, wall cupboard housing a Vaillant combination boiler, part tiled walls, tiled floor, opaque UPVC double glazed door leading out to rear garden.

LOUNGE/DINER

UPVC double glazed window to front, coved ceiling, dado rail, 2 double radiators, feature fireplace with gas coal flame effect fire inset, TV point, built in under stair cupboard, UPVC double glazed French doors to conservatory.

CONSERVATORY

UPVC double glazed windows to both sides and rear, polycarbonate roof, ceiling fan, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, coved ceiling, spindled balustrade, loft hatch, doors leading to bedrooms and bathroom.

BEDROOM ONE

UPVC double glazed window to front, radiator.

BEDROOM TWO

UPVC double glazed window to rear, radiator.

BEDROOM THREE

UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to side, white suite comprising: shower bath with mains controlled shower over, vanity unit with wash hand basin inset, low level W.C, tiled walls and floor, tiled walls and floor, radiator incorporating a heated towel rail, LED downlighters.

OUTSIDE:

REAR GARDEN

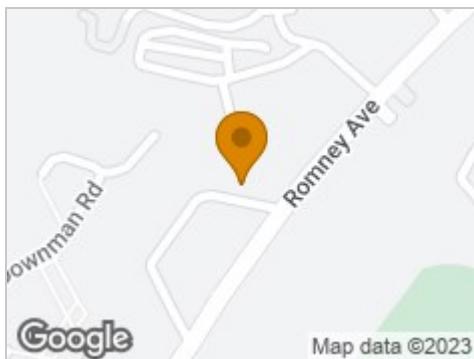
Large mature garden which is mainly laid to lawn with seating areas which are laid to patio and decking, well stocked plant and shrub borders, timber framed she with power, large brick built shed with power and light, water tap, side gated access, enclosed by boundary fencing.

DRIVEWAY

Brick paved driveway to front of property providing off street parking for 2 cars.



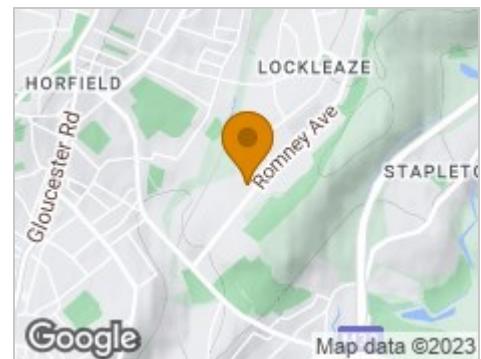
Road Map



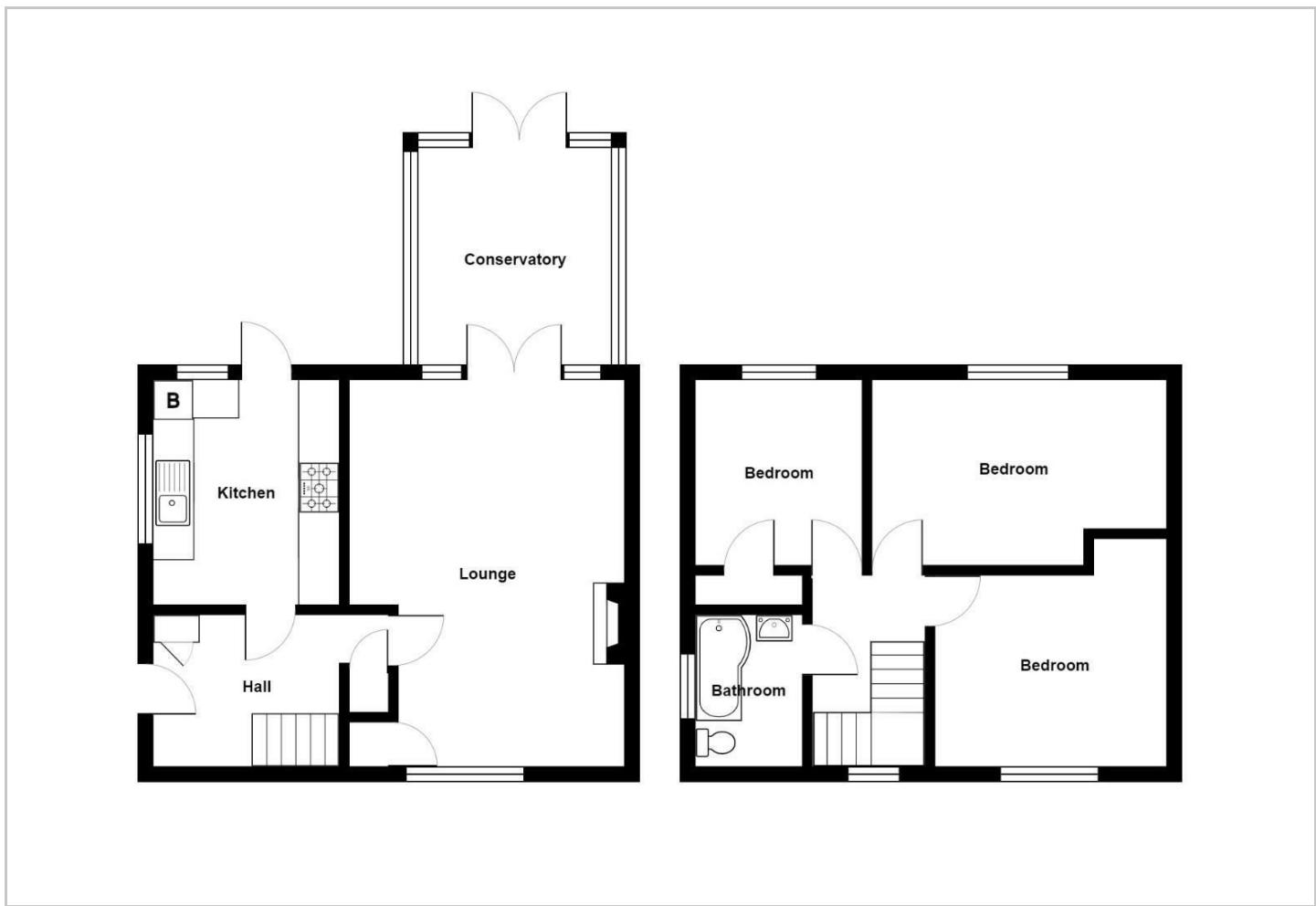
Hybrid Map



Terrain Map



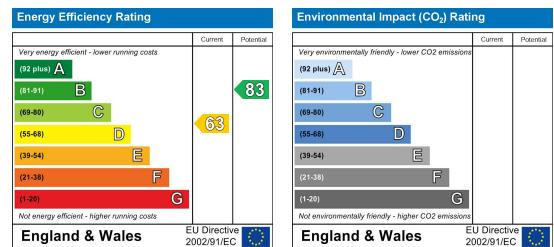
Floor Plan



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.