

HUNTERS®

HERE TO GET *you* THERE



Boscombe Crescent

Downend, Bristol, BS16 6QR

£425,000



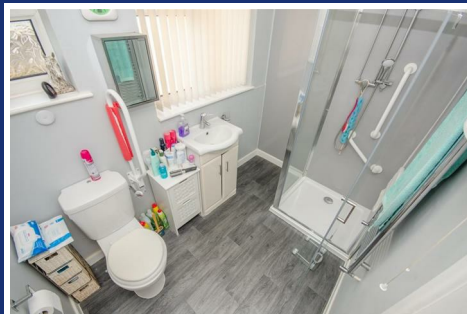
Council Tax: D



30 Boscombe Crescent

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DESCRIPTION

Hunters are pleased to offer for sale with no onward chain this on the level detached bungalow. Located within the highly sought after Boscombe crescent, the property is handily placed for the local amenities in Downend to include: shops, parks and bus stops.

The property offers well presented living accommodation which comprises: entrance porch, entrance hallway, lounge with feature fireplace, 19ft kitchen with built in oven & hob, 2 generous sized bedrooms and a modern shower room. The property benefits from having both double glazing and gas central heating.

Externally there is a good sized West facing garden which is laid to lawn and patio, garage & hardstanding to rear and driveway for 2 cars to front.

ENTRANCE PORCH

Access via a UPVC double glazed door, 2 UPVC double glazed windows to front, oak effect laminate flooring, radiator, opaque UPVC double glazed door to hallway.

HALLWAY

Radiator, oak effect laminate flooring, loft hatch, built in cupboard housing combination boiler, cupboard housing gas and electric meters, doors leading to all rooms.

LOUNGE

15'0" x 11'11" (4.57m x 3.63m)
UPVC double glazed window to front, oak effect laminate flooring, coved ceiling, TV point, marble effect feature fireplace with electric fire inset, double radiator.

KITCHEN/DINER

19'4" x 10'1" (5.89m x 3.07m)
UPVC double glazed windows to rear and both sides, range of fitted wall and base units, laminate work top incorporating a ceramic 1 1/2 sink bowl unit with mixer tap, tiled splash backs, tiled effect flooring, built in stainless steel electric oven and ceramic hob, extractor fan hood, integrated fridge freezer, opaque UPVC double glazed door leading out to rear garden.

BEDROOM ONE

11'11" x 9'11" (3.63m x 3.02m)
UPVC double glazed window to front, double radiator, TV point.

BEDROOM TWO

10'0" x 8'1" (3.05m x 2.46m)
UPVC double glazed window to side, double radiator, fitted wardrobes with matching cupboards and drawers.

SHOWER ROOM

8'8" x 5'8" (2.64m x 1.73m)
Two opaque UPVC double glazed windows to side. suite comprising: vanity unit wash hand basin inset, close coupled WC, glass shower enclosure housing a mains controlled shower, wood effect flooring, chrome heated towel radiator, Dimplex warm air heater, radiator, 2 built in cupboards.

OUTSIDE:

REAR GARDEN

Good sized West facing garden laid mainly to lawn with 2 patio areas providing ample outside seating space, paved pathway, plant/shrub borders, water

tap, side and rear gated access, outside light, courtesy door to garage, additional garden space to side, enclosed by boundary wall.

GARAGE

Single sized garage Located to rear of property, rear vehicle lane access, up and over door, power and light, adjoining storage shed to back of garage with power ideal for housing tumble-dryer, hardstanding space to front of garage.

FRONT GARDEN

Area laid to lawn, plant/shrub borders, boundary fencing.

DRIVEWAY

Laid to brick paving providing off street parking for 2 cars.



Road Map



Hybrid Map



Terrain Map



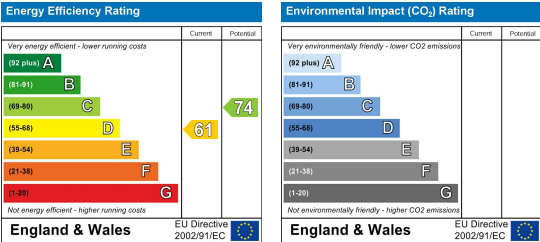
Floor Plan



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.