

HUNTERS[®]

HERE TO GET *you* THERE



Downend Place

61a Downend Road, Downend, BS16 5UF

£239,995



Council Tax: B



3 Downend Place

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this well presented purpose built first floor flat.

Constructed in 2015, this small development of only six properties is conveniently located within easy walking distance of the amenities of Downend and is ideally situated for access onto the Avon ring road, for major commuting routes, bus routes into the city centre and for the Bristol cycle path.

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

In our opinion this property would ideally suit a first time purchaser, investor, or those seeking an easier to manage environment and an early internal viewing appointment is highly recommended.

The accommodation comprises; an entrance hall, a light and airy open plan living area with bay fronted lounge area, a kitchen, shower room and two generous sized bedrooms. The kitchen is fitted with a range of white high gloss units with soft close doors and drawers and includes integral appliances which include a stainless steel electric oven with four ring gas hob and stainless steel cooker hood, a tall fridge freezer, washing machine and dishwasher. Externally, the development has a communal garden situated to the rear for the residents to enjoy, which includes a secure storage shed and an allocated off street parking space to the front.

Additional benefits include; gas central heating which is supplied by a Worcester boiler, uPVC double glazed windows and a security entry system.

ENTRANCE HALL

Security entry phone, radiator, doors leading into all rooms.

LIVING AREA

23'4" x 10'3" (7.11m x 3.12m)

LOUNGE AREA

uPVC double glazed bay window to front with fitted vertical blinds, TV aerial point, radiator, wood effect flooring.

KITCHEN

Opaque uPVC double glazed window to side, stainless steel single drainer sink unit with chrome mixer tap, range of fitted white high gloss wall and base units with soft close doors incorporating integral appliances to include; dishwasher, washing machine, tall fridge freezer and a stainless steel electric oven with four ring gas hob with tiled splash backs and a stainless steel cooker hood, square edged worksurface with up stand.

BEDROOM ONE

14'10" 10'7" (4.52m 3.23m)

uPVC double glazed bay window to front with fitted vertical blinds, TV aerial point, radiator.

BEDROOM TWO

12'1" x 7'5" (3.68m x 2.26m)

uPVC double glazed window to front, radiator.

SHOWER ROOM

7'5" x 4'7" (2.26m x 1.40m)

White suite comprising; floating W.C. wash hand basin and walk-in shower with a chrome shower system, light activated extractor fan, radiator, shaver point, mostly tiled walls, tiled floor.

OUTSIDE

OFF STREET PARKING

One allocated off street parking space

Tel: 0117 956 1234

COMMUNAL GARDEN

A communal garden which is laid mainly to loose chippings, secure timber framed shed, garden surrounded by wooden fencing.



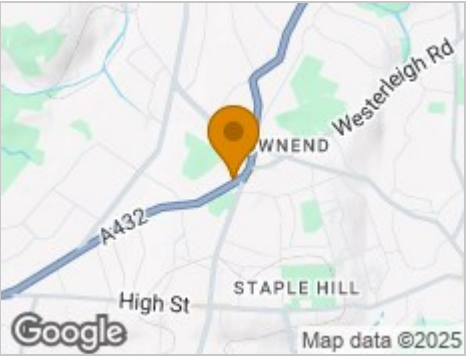
Road Map



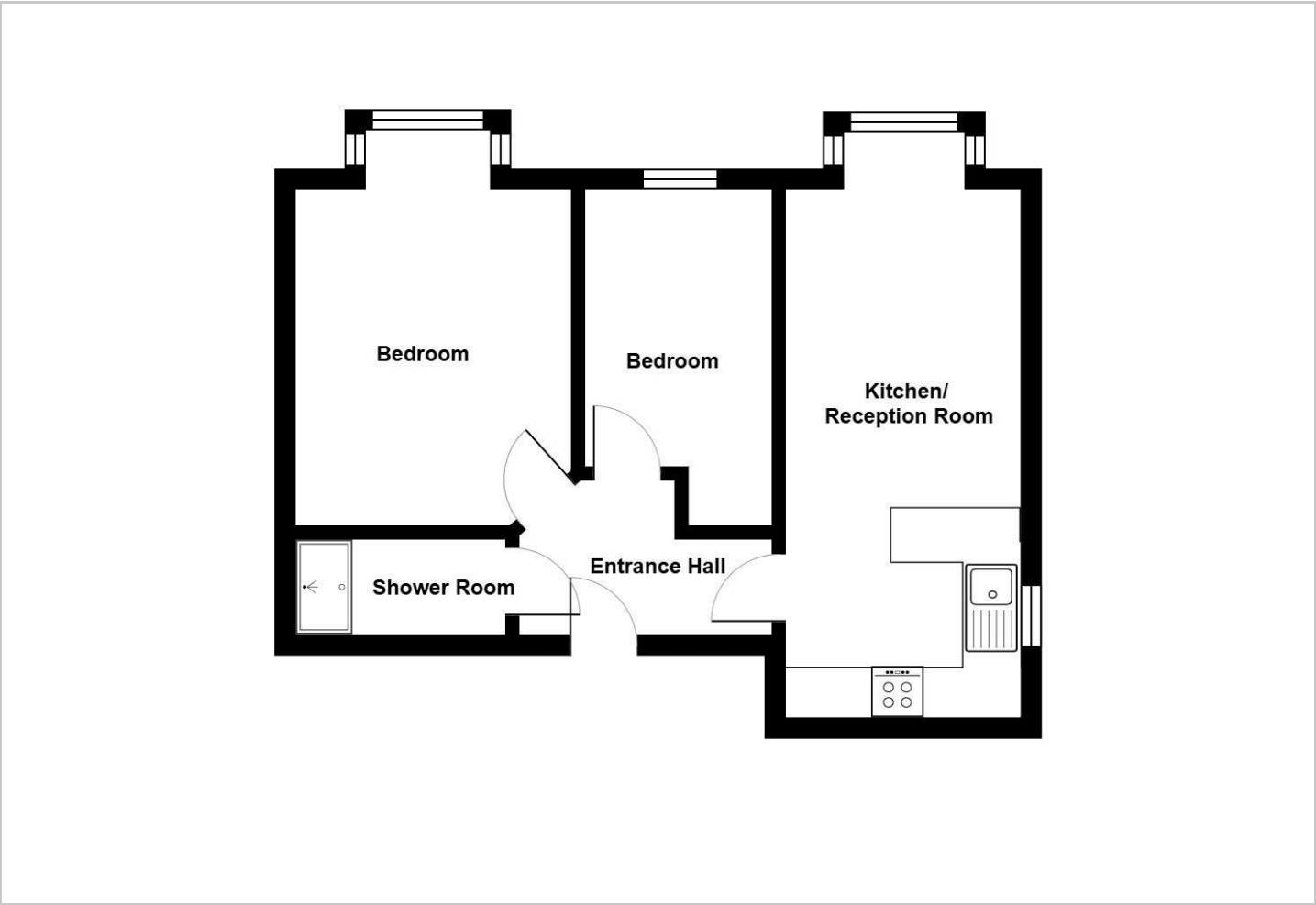
Hybrid Map



Terrain Map



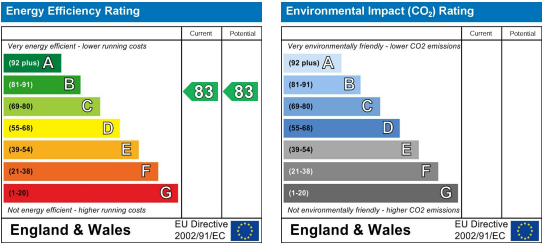
Floor Plan



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.