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Coronation Road

Downend, BS16 5SL

£395,000



58 Coronation Road

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this double bay fronted extended middle terrace family home which is located within a very sought after road in Downend. This property is conveniently situated for amenities of Downend which include a wide variety of independent shops and supermarkets, coffee shops, restaurants, doctors surgeries, banks, library and dentists and is ideally positioned for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. Many popular schools are within easy walking distance and Page Park is also nearby and provides excellent outdoor recreational space for all the family to enjoy.

The accommodation is well presented and considered spacious and comprises to the ground floor; entrance hall, lounge and an extended open plan kitchen/diner to the rear. This area provides an excellent social area in the heart of the property and has uPVC double glazed patio doors leading into the rear garden. To the first floor there is a bathroom with a modern over bath shower system and three good sized bedrooms.

Additional benefits include: gas central heating, UPVC double glazed windows, a good size rear garden which is mainly laid to lawn, a brick paved driveway to front providing 2 off street parking spaces and a single sized garage situated to the rear of the property. An internal viewing appointment is highly recommended to fully appreciate all this property has to offer.

ENTRANCE

Via an opaque glazed panelled wooden door, leading into entrance porch.

ENTRANCE PORCH

Mosaic tiled floor, opaque glazed panelled door with original stained, opaque and leaded glazed surround leading into entrance hall.

ENTRANCE HALLWAY

Under stairs storage cupboard, two low level cupboards, one cupboard housing a consumer unit and electricity meter, telephone point, radiator, Karndean flooring, spindled staircase leading to first floor accommodation and doors leading into lounge and kitchen/diner.

LOUNGE

15'1" (into bay) x 12'1" (4.60m (into bay) x 3.68m)
UPVC double glazed bay window to front, coved ceiling, picture rail, TV aerial point, radiator.

KITCHEN/DINER

19'6" x 18'5" (5.94m x 5.61m)
UPVC double glazed window to rear, ceiling with recessed LED spot lights, coved ceiling, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, an extensive range of fitted wall and base units incorporating an integral fridge freezer and a stainless steel double electric oven with four ring electric, plumbing for washing machine, plumbing for dishwasher, radiator, Karndean flooring, uPVC double glazed sliding patio door leading into rear garden.

FIRST FLOOR ACCOMMODATION

Loft access (we understand from the seller that there is a modern Glow Worm Ultra Com cxi combination boiler installed in the roof space supplying gas central heating and domestic hot water and the loft is accessed by a pull down

ladder), double fronted over stairs storage cupboard, spindled balustrade, doors leading into all first floor rooms.

BEDROOM ONE

15'5" (into bay) x 12'2" (4.70m (into bay) x 3.71m)
UPVC double glazed bay window to front, radiator.

BEDROOM TWO

12'6" x 11'8" (3.81m x 3.56m)
UPVC double glazed window to rear. radiator.

BEDROOM THREE

9'1" x 7'3" (2.77m x 2.21m)
UPVC double glazed window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with a modern Mira Sport Max over bath shower system, tiled splash backs, radiator, tiled floor.

OUTSIDE:

REAR GARDEN

A wooden decking area leading to a good size lawn, plant and shrub borders, patio area to back of garden, timber framed garden shed currently used as a bar, water tap, wooden gate providing rear pedestrian access, garden surrounded by wooden boundary fencing.

DRIVEWAY

To front of property laid to brick paving providing off street parking for 2 cars.

GARAGE

Located to Rear of proeperty, access via rear vehicle lane, single detached with wooden barn style doors.



Road Map



Hybrid Map



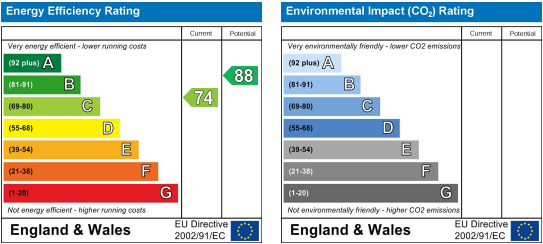
Terrain Map



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.