

# HUNTERS®

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**Benford Close**  
Downend, BS16 2UD

£285,000



# 24 Benford Close

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£285,000



## DESCRIPTION

Hunters Estate Agents are pleased to offer for sale this semi-detached house which occupies a quiet cul-de-sac position in the popular area of Downend. The property is ideally situated for access onto the Avon ring road, for major commuting routes, for the Bristol cycle path and for the amenities of Downend. These amenities include; a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dentists. Pleasant walks along the river Frome and towards Frenchay Village and Frenchay Common are located within easy reach and provide excellent outdoor recreational space to enjoy.

In our opinion this property would ideally suit a first time buyer, investor or for those seeking an easier to manage environment.

The accommodation comprises to the ground floor, an entrance hall, a lounge/diner with feature fireplace, fitted kitchen and conservatory/sun room. To the first floor there are two bedrooms and a bathroom with over bath shower.

Additional benefits include: gas central heating and UPVC double glazed windows, solar panels which are owned, a private enclosed rear garden laid to patio and artificial lawn and a brick paved driveway to front providing off street parking space.

There is the added benefit of the house being sold with no onward chain.

## ENTRANCE PORCH

Access via a double glazed door, composite opaque double glazed door to:

## HALLWAY

Under stair storage cupboard, alarm control panel, doors to lounge and kitchen.

## LOUNGE/DINER

15'9" x 11'4" (4.80m x 3.45m)

UPVC double glazed window to front, coved ceiling, picture rail, TV point, marble effect feature fireplace with wood mantel over and gas coal flame effect fire inset, radiator, door leading to stairs rising to first floor.

## KITCHEN

11'4" x 7'1" (3.45m x 2.16m)

UPVC double glazed window to rear, range of white wall and base units, laminate work top incorporating a single sink bowl unit with mixer tap, tiled splash backs, space for cooker, extractor fan, space and plumbing for washing machine, space for fridge freezer, tiled floor, double radiator, wall mounted Glow Worm combination boiler, UPVC double glazed door leading through to conservatory.

## SUN ROOM

10'2" x 9'6" (3.10m x 2.90m)

UPVC double glazed windows to both sides and rear, Velux window to side, 2 radiators, TV point, composite double glazed stable style door leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

UPVC double glazed window to side, loft hatch with pull down ladder (loft partially boarded), doors leading to bedrooms and bathroom.

### BEDROOM ONE

11'5" x 10'1" (3.48m x 3.07m)

UPVC double glazed window to front, radiator, TV point.

## BEDROOM TWO

11'6" x 7'4" (3.51m x 2.24m)

UPVC double glazed window to rear, radiator, TV point, built in storage cupboard.

## BATHROOM

Shower bath with electric shower over, glass shower screen, vanity unit with wash hand basin inset, concealed W.C, light tunnel skylight, heated towel rail, part tiled walls, extractor fan.

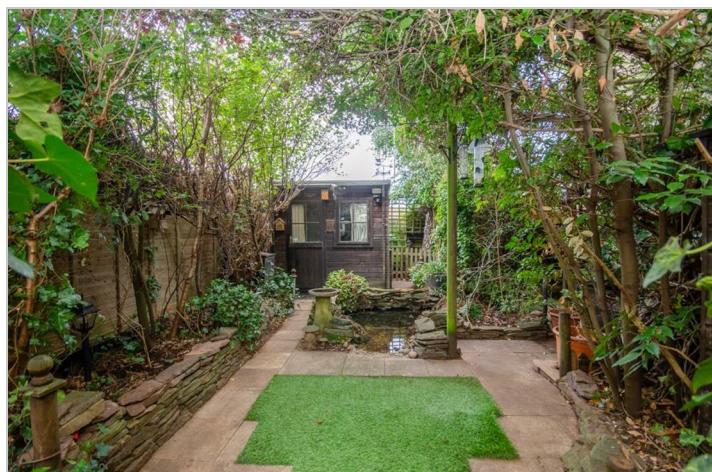
## OUTSIDE:

### REAR GARDEN

A very private garden laid to patio and artificial lawn, raised plant and shrub borders, 3 timber framed sheds and a metal shed, timber framed summer house with stable style door access (power and light and TV point) side gated access, enclosed by boundary fencing.

### FRONT OF PROPERTY

Brick paved driveway to front providing off street space.



## Road Map



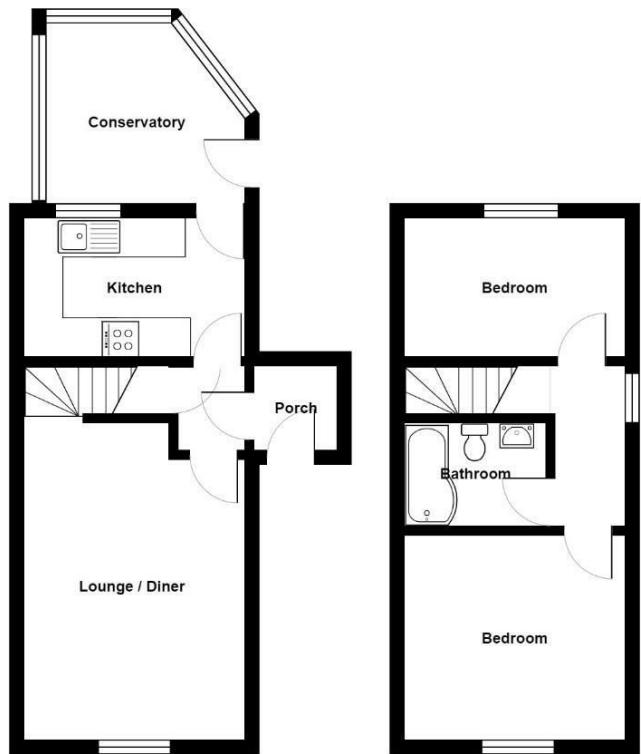
## Hybrid Map



## Terrain Map



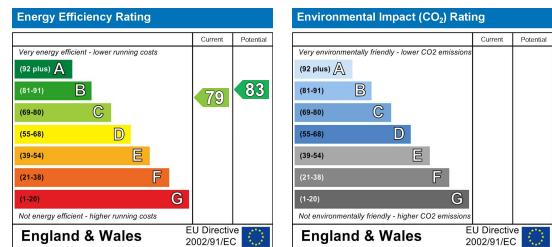
## Floor Plan



## 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.