

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sandringham Avenue

Downend, Bristol, BS16 6NL

£420,000





# 12 Sandringham Avenue

Downend, Bristol, BS16 6NL

£420,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this bay fronted semi-detached house which requires some modernisation and is located conveniently for the amenities of Downend and for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The amenities of Downend include a variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dentists.

The property is also ideally positioned within easy walking distance of the popular Bromley Heath Infant and Junior School.

The accommodation comprises to the ground floor; entrance hall, a lounge situated to the front of the property and an extended lounge to the rear, kitchen and cloakroom. To the first floor there are three bedrooms and a bathroom.

Additional benefits include; gas central heating, uPVC double glazed windows, a single sized garage, off street parking to the front and a generous sized mainly laid to lawn garden to the rear.

An internal viewing appointment is recommended.

## ENTRANCE

Via half opaque uPVC double glazed double doors leading into a porch.

## ENTRANCE PORCH

Gas meter, wooden door with opaque glazed centre window leading into entrance hall.

## ENTRANCE HALL

Cupboard housing electric meter, under stairs storage cupboard, telephone point, single radiator, stairs leading to first floor accommodation and doors

leading into cloakroom, dining room, lounge and kitchen.

## CLOAKROOM

Window to side, white suite comprising; W.C. and wash hand basin, half tiled walls.

## LOUNGE

14'2" (into bayx 12'1" (4.32m (into bayx 3.68m) uPVC double glazed bay window to front, fireplace housing a gas and coal flame effect fire with tiled surround and hearth, TV aerial point, single radiator.

## LOUNGE/DINING ROOM

19'1" x 11'8" narrowing to 9'1" (5.82m x 3.56m narrowing to 2.77m )

Sliding uPVC double glazed patio doors leading into rear garden, gas fire with back boiler supplying gas central heating and domestic hot water, TV aerial point, single radiator.

## KITCHEN

14'4" x 8'2" (4.37m x 2.49m)

uPVC double glazed window to rear, leaded internal window into lounge, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, wall and base units, work surface, electric cooker point, plumbing for washing machine, single radiator, door leading into lean to.

## LEAN TO

Water tap, storage outhouse, doors leading to side and rear and door leading into garage.

## FIRST FLOOR ACCOMMODATION

## LANDING

uPVC double glazed window to side, loft access, doors leading into all first floor rooms.

Tel: 0117 956 1234

### BEDROOM ONE

11'7" x 9'8" (3.53m x 2.95m)

uPVC double glazed window to front, fitted double fronted wardrobes with over head storage cupboards to both alcoves, single radiator.

### BEDROOM TWO

12'1" x 10'8" (3.68m x 3.25m)

uPVC double glazed window to rear, fitted cupboards to both alcoves with immersion heater, single radiator.

### BEDROOM THREE

8'2" x 6'6" (widest point) (2.49m x 1.98m (widest point))

uPVC double glazed window to front, fitted bedroom furniture comprising wardrobe, over head storage cupboards and drawer unit, single radiator.

### BATHROOM

7'9" x 6'2" (2.36m x 1.88m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with vanity unit and panelled twin gripped bath with over bath shower system and side splash screen, half tiled walls, single radiator.

### OUTSIDE

### FRONT

An area laid to brick paving and loose chippings providing off street parking, herbaceous borders displaying small trees and shrubs, low level boundary wall.

### REAR GARDEN

Mainly laid to lawn, trees and shrubs, two ponds, greenhouse, timber framed garden shed, vegetable plot to rear, side pedestrian access.

### GARAGE

18'9" x 9'3" (5.72m x 2.82m)

Window to side, metal up and over door, power and light.





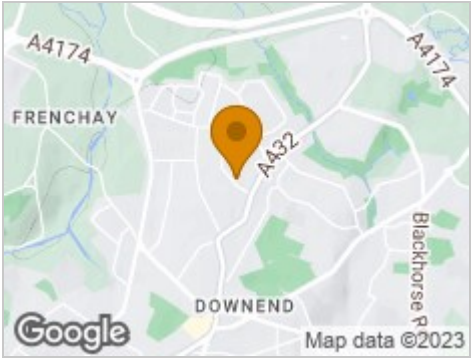
Road Map



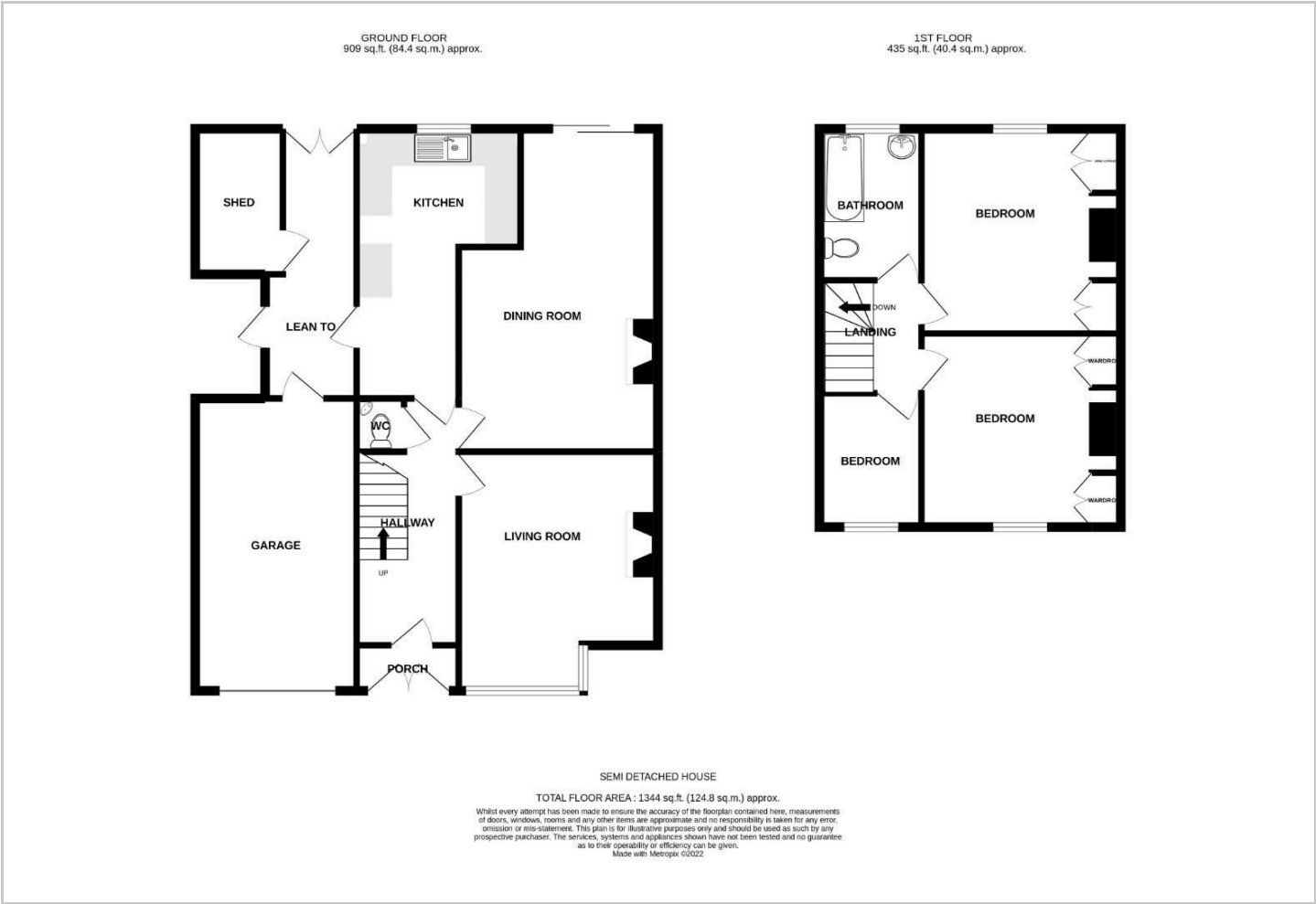
Hybrid Map



Terrain Map



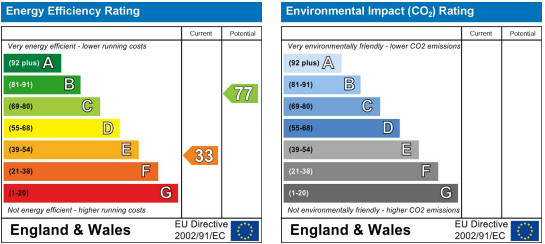
Floor Plan



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.