

# HUNTERS®

HERE TO GET *you* THERE



Woodside Road  
Downend, Bristol, BS16 2SN

£450,000

3 1 2 D

Council Tax: D



# 12 Woodside Road

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this attractive bay fronted semi-detached family home, located within the highly sought after Cleeve Wood area in Downend. The property is conveniently positioned providing easy access to Downend High street and shops, whilst being a short walk to Frenchay Village and lovely river walks. Offered for sale with no onward chain the clean and tidy living accommodation comprises in brief to the ground floor: porch, entrance hallway, lounge, dining room and a fitted kitchen which has a built in oven and hob. To the first floor can be found a shower room, 2 double sized bedrooms and a generous sized single bedroom.

The property further benefits from having: double glazing, a good sized rear garden laid to lawn and patio, front garden, brick paved driveway providing an off street parking space and an attached single garage with electric door access.

## PORCH

Access via a UPVC double glazed door, tiled floor, opaque hardwood glazed door leading to hallway.

## HALLWAY

Coved ceiling, oak effect floor, radiator, under stair storage cupboard housing alarm, gas and electric meters, telephone point, stairs rising to first floor, doors leading to lounge, dining room and kitchen.

## LOUNGE

15'3" (into bay) x 11'5" (4.65m (into bay) x 3.48m) UPVC double glazed circular bay window to front, radiator, TV point, stone feature fireplace with display plinths to alcoves.

## DINING ROOM

13'0" x 11'5" (3.96m x 3.48m)

Coved ceiling, gas coal flame effect fire with marble hearth, radiator, telephone point, TV point, UPVC double glazed window and matching French doors leading out to rear garden.

## KITCHEN

14'2" (max) x 9'7" (max) (4.32m (max) x 2.92m (max))

Two UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating a single composite sink unit with mixer tap, tiled splash backs, built in double electric oven and ceramic hob, space for washing machine and dishwasher, space for fridge freezer, radiator, door to utility.

## LOBBY

Tiled floor, wall cupboard, opaque UPVC double glazed door leading out to side of property.

## FIRST FLOOR ACCOMMODATION:

### LANDING

UPVC double glazed window to side, built in airing cupboard housing Vaillant combination boiler, coved ceiling, loft hatch, doors to bedrooms and bathroom.

### BEDROOM ONE

15'3" (into bay) x 10'3" (max) (4.65m (into bay) x 3.12m (max))

UPVC double glazed circular bay window to front, radiator, fitted wardrobes, TV point, telephone point.

## BEDROOM TWO

13'0" x 10'3" (3.96m x 3.12m)

UPVC double glazed window to rear, coved ceiling, radiator, built in cupboard with shelving.

## BEDROOM THREE

7'10" x 7'7" (2.39m x 2.31m)

UPVC double glazed window to front, radiator, built in wardrobe with matching cupboards, telephone point.

## SHOWER ROOM

Two opaque UPVC double glazed windows to rear, walk in shower enclosure housing a Mira mains controlled shower system, vanity unit with wash hand basin inset, concealed W.C, tiled walls, radiator, wall heater.

## OUTSIDE:

## REAR GARDEN

Good size patio leading to a large well tended lawn, plant and shrub borders, patio slabbed pathway leading to an additional patio to back of garden, water tap, timber framed shed, side gated access, enclosed by boundary fencing.

## FRONT GARDEN

Laid to patio slabs and stone chippings, variety of plants and shrubs, enclosed by boundary fencing.

## DRIVEWAY

Laid to brick paving providing off street parking space.

## GARAGE

Single attached garage, electric up and over door, power and light.



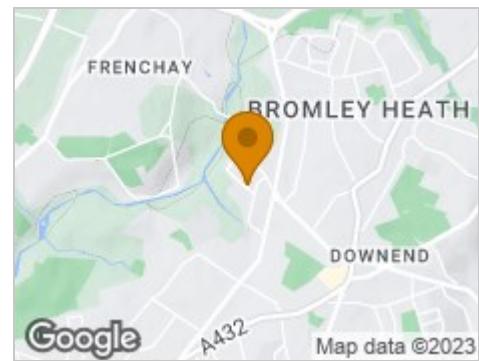
## Road Map



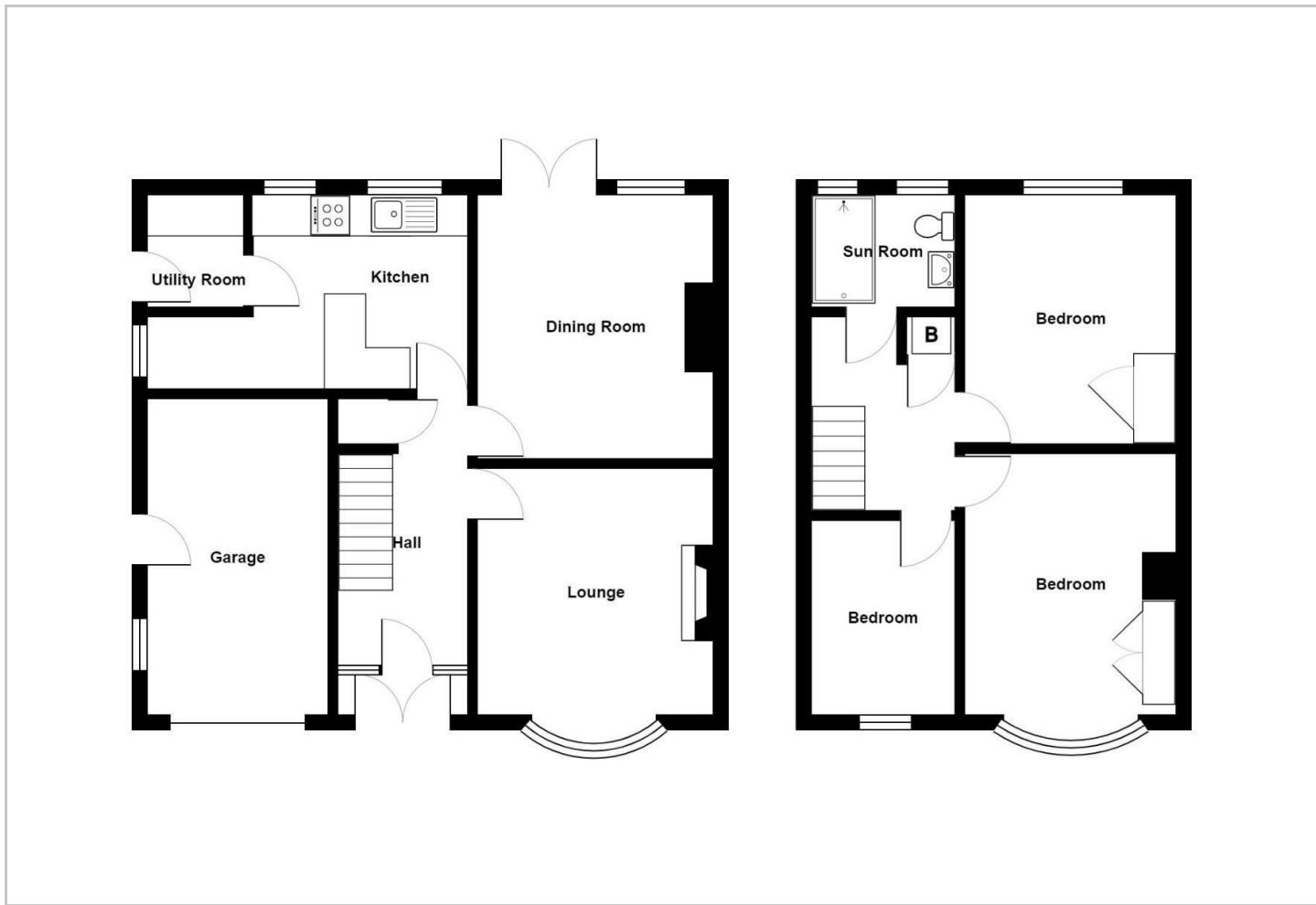
## Hybrid Map



## Terrain Map



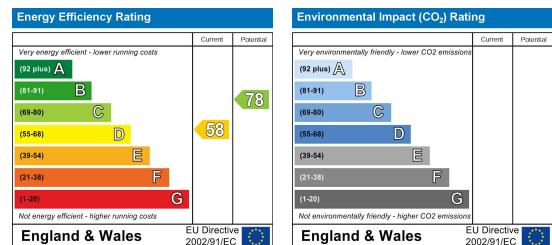
## Floor Plan



## 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.