

# HUNTERS®

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## The Croft

Downend, Bristol, BS16 5PU

£300,000

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Council Tax: B



# 44 The Croft

Downend, Bristol, BS16 5PU

£300,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this spacious 3 bedroom terrace house located within a popular cul-de-sac which is conveniently positioned a short walk to both Downend and Staple Hill High streets with their array of shops, coffee shops and restaurants whilst being in close proximity of Page Park and Bristol Cycle Path. The accommodation comprises in brief to the ground floor: large porch, entrance hallway, 25ft lounge/diner and a modern high gloss kitchen with built in oven and hob. To the first floor can be found 2 double size bedrooms and a generous size single bedroom and a modern bathroom with over bath shower. The property further benefits from having: double glazing, gas central heating, garage in nearby rank, a good size front garden and large lawn rear garden with patio and access to cellar rooms which provide both storage and utility space.

## ENTRANCE PORCH

7'0" x 5'7" (2.13m x 1.70m)

Opaque UPVC double glazed front door with matching side window panel. sliding door leading to hallway.

## HALWAY

Wood flooring, coved ceiling, under stair storage cupboard housing electric meter, stairs rising to first floor, doors to lounge/diner & kitchen.

## LOUNGE/DINER

25'8" x 11'1" (7.82m x 3.38m)

Dual aspect UPVC double glazed windows to front and rear, coved ceiling, TV point, stone feature fireplace, 2 double radiators, 2 wall lights.

## KITCHEN

10'8" x 8'3" (3.25m x 2.51m)

UPVC double glazed window to rear, range of fitted white high gloss wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled floor with under floor heating, vertical radiator, door leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch with pull down ladder (loft partly boarded with Velux window to front), doors leading to bedrooms and bathroom.

### BEDROOM ONE

14'5" x 9'7" (4.39m x 2.92m)

UPVC double glazed window to front, radiator, built in cupboard.

### BEDROOM TWO

10'9" x 10'1" (3.28m x 3.07m)

UPVC double glazed window to rear, double radiator.

### BEDROOM THREE

9'6" x 7'6" (2.90m x 2.29m)

UPVC double glazed window to front, radiator.

## BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with mains attached tap/shower mixer over with drench head, close coupled W.C, vanity unit with wash hand basin inset and high gloss drawers, ceiling downlighters.

## CELLAR ROOM 1/UTILITY

10'10" x 8'6" (3.30m x 2.59m)

Work top, stainless steel sink unit, base unit, space and plumbing for washing machine, power and light, door access to cellar room 2.

## CELLAR ROOM 2

10'9" x 8'7" (3.28m x 2.62m)

Base unit and work top, Glow Worm combination boiler, power and light, opening to further cellar storage

## OUTSIDE:

### REAR GARDEN

Patio leading to a good size lawn, additional seating area to back of garden, plant/shrub borders, door access to cellar storage, garden enclosed by boundary wall and fence.

### FRONT GARDEN

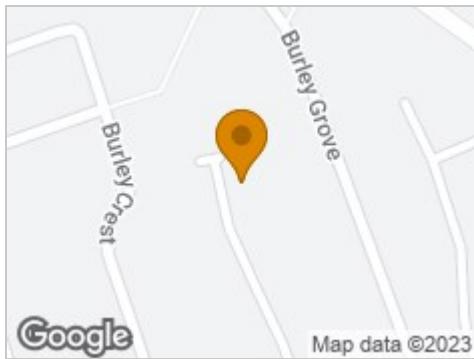
Split level laid to stone chippings and lawn, plant/shrub borders, pathway to entrance, enclosed by boundary wall.

### GARAGE

Single garage within nearby rank, up and over door access.



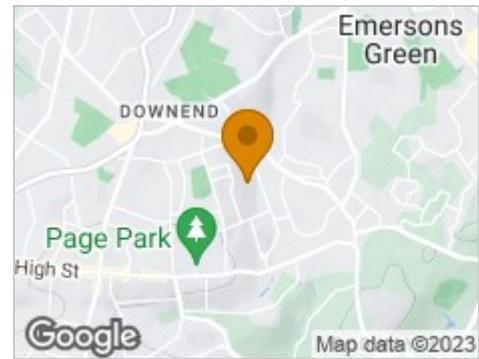
## Road Map



## Hybrid Map



## Terrain Map



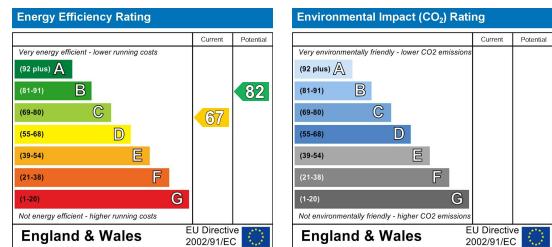
## Floor Plan



## 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.