

HUNTERS[®]

HERE TO GET *you* THERE



Salisbury Road

Downend, Bristol, BS16 5RP

£350,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this bay fronted end of terrace property which requires some modernisation and is located in the popular area of Downend. The property is conveniently situated for amenities, for access onto the Avon ring road, commuting routes, the Bristol cycle path and many popular schools.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

Page Park is also within easy walking distance of the property and provides excellent outdoor recreational space for people of all ages.

The accommodation comprises to the ground floor; entrance hall, cloakroom, lounge, separate dining room with uPVC double glazed French doors leading to the rear and a kitchen with an integral electric double oven and hob. To the first floor there are three bedrooms and a bathroom with an over bath shower system.

Additional benefits include gas central heating which is supplied by a Worcester boiler, uPVC double glazed windows, a security alarm, a large rear garden and a garage situated to the rear.

An internal viewing appointment is recommended.

ENTRANCE

Via a half uPVC double glazed door, leading into an entrance porch.

ENTRANCE PORCH

Opaque glazed panelled composite door leading into entrance hall.

ENTRANCE HALL

High level cupboard housing consumer unit and

electricity meter, laminate flooring, stairs leading to first floor accommodation and doors leading into all ground floor rooms.

CLOAKROOM

White suite comprising W.C. and wash hand basin with cupboards below, security alarm control panel, laminate flooring.

LOUNGE

13'6" into bay x 13'2" (4.11m into bay x 4.01m)
uPVC double glazed bay window to front, cast iron multi-fuel burner, TV aerial point, radiator, laminate flooring.

DINING ROOM

11'7" x 11'2" (3.53m x 3.40m)
uPVC double glazed French doors leading into rear garden, coved ceiling, ceiling rose, fireplace housing an electric coal and flame effect fire, radiator.

KITCHEN

15'5" x 8'4" (4.70m x 2.54m)
uPVC double glazed window to side, enamel one and a half bowl sink drainer with chrome mixer taps and tiled splash backs, range of fitted wall and base units incorporating an integral electric double oven with four ring gas hob and stainless steel cooker hood, space for a tall fridge freezer, plumbing for washing machine, plumbing for dishwasher, roll edged work surface, Worcester boiler supplying gas central heating and domestic hot water, tiled floor, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, over stairs storage cupboard with radiator, doors leading into all first floor rooms.

BEDROOM ONE

16'8" x 11'5" (5.08m x 3.48m)

uPVC double glazed window to front, coved ceiling, picture rail, radiator.

BEDROOM TWO

11'6" x 10'8" (3.51m x 3.25m)

uPVC double glazed window to rear, coved ceiling, radiator.

BEDROOM THREE

8'5" x 6'4" (2.57m x 1.93m)

uPVC double glazed window to rear, radiator.

BATHROOM

8'0" x 5'1" (2.44m x 1.55m)

Opaque uPVC double glazed window to side, white suite comprising W.C. P shaped panelled bath with chrome mixer tap, chrome over bath shower system and side splash screen and wash hand basin with chrome mixer tap, tiled walls, chrome heated towel rail.

OUTSIDE

FRONT

An area which is mainly laid to lawn with established herbaceous borders, path leading to main entrance.

REAR GARDEN

Two areas of wooden decking on separate levels leading to a large unestablished garden displaying mature shrubs with a garage to the rear which is accessed via a rear vehicular service lane.



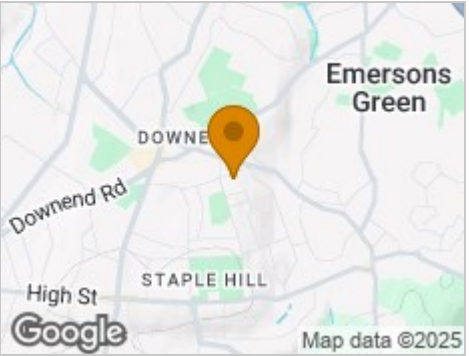
Road Map



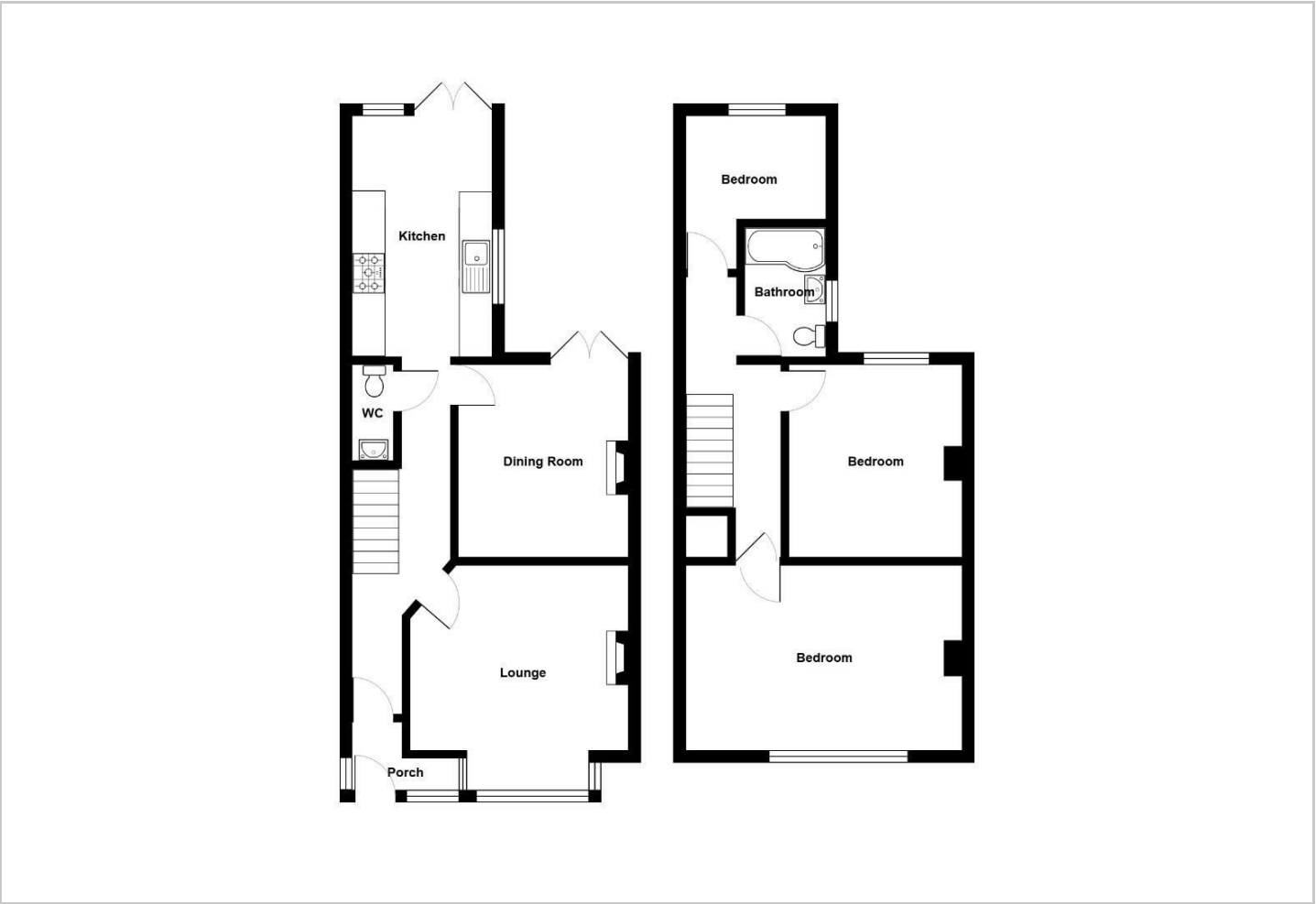
Hybrid Map



Terrain Map



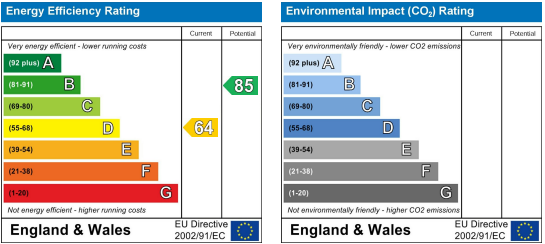
Floor Plan



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.