

# HUNTERS®

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## Old Gloucester Road

Hambrook, Bristol, BS16 1QH

£500,000



Council Tax: E



# 96 Old Gloucester Road

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this very well presented bungalow located within a quiet no-through road within the sought after Hambrook/Frenchay borders. The area offers fantastic transport links and is conveniently located to the A4174 ring road and M32 Junction, whilst offering easy access to Parkway Railway station. Countryside and semi-rural walks are also within easy walking distance of the property.

The spacious living accommodation comprises in brief: hallway, large lounge/diner with feature fireplace and patio doors leading out into rear garden. A kitchen/breakfast room, three generous sized bedrooms, a bathroom and an additional W.C. Externally the property has a good sized lawned front and rear garden plots, a driveway providing off street parking for up to six cars and a single size garage.

## ENTRANCE

Via a storm porch with opaque UPVC double glazed door to hallway.

## HALLWAY

Loft hatch with pull down ladder, radiator, electric meter cupboard, built in airing cupboard housing a Worcester combination boiler, doors leading to all rooms.

## LOUNGE/DINER

22'1" x 16'7" (6.73m x 5.05m)

UPVC double glazed window to front with secondary glazing, 2 UPVC double glazed windows to side, 2 radiators. TV point, stone effect feature open fireplace, UPVC double glazed patio door with secondary glazed panel leading out to rear garden.

## KITCHEN/BREAKFAST ROOM

16'11" (max) x 10'9" (max) (5.16m (max) x 3.28m (max))

UPVC double glazed windows to side and rear, range of fitted white Matt wall and base units, 2 stainless steel sinks with mixer taps, laminate speckled effect work top with matching breakfast bar, built in stainless steel electric double oven and 5 ring gas hob, stainless steel extractor fan hood, space and plumbing for washing machine and dishwasher, space for fridge freezer, tiled splash backs, radiator and electric plinth heater, wood effect vinyl floor, halogen downlighters, Opaque UPVC double glazed door leading out to rear garden.

## BEDROOM ONE

12'11" (max) x 12'3" (max) (3.94m (max) x 3.73m (max))

UPVC double glazed window to front with secondary glazing, double radiator, 2 double fitted wardrobes.

## BEDROOM TWO

12'11" x 9'6" (3.94m x 2.90m)

UPVC double glazed window to rear, radiator, fitted wardrobe.

## BEDROOM THREE

10'0" x 9'1" (3.05m x 2.77m)

UPVC double glazed windows to front with secondary glazing, fitted wardrobes with matching over head cupboards, radiator.

## BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: twin gripped panelled bath with Mira electric shower system over, wall hung wash hand basin, close coupled W.C, part tiled walls,

chrome heated towel rail, shaver light, halogen downlighters.

#### W.C.

Opaque UPVC double glazed window to rear, close coupled W.C, wash hand basin, radiator, shaver light.

#### OUTSIDE:

#### REAR GARDEN

Large mature garden laid mainly to lawn with full width patio, plant and shrub borders, variety of trees, water tap, 2 timber framed sheds, timber framed summer house, 2 outside lights, courtesy door to garage, side gated access, enclosed by boundary fencing.

#### FRONT GARDEN

Good size garden plot laid to lawn, plant and shrub borders, variety of trees, enclosed by boundary wall and fence.

#### DRIVEWAY

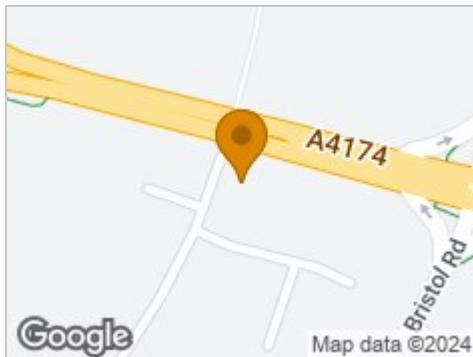
To front and side of property, laid to tarmac and providing off street parking for up to 6 cars.

#### GARAGE

Single detached garage, up and over door, power and light.



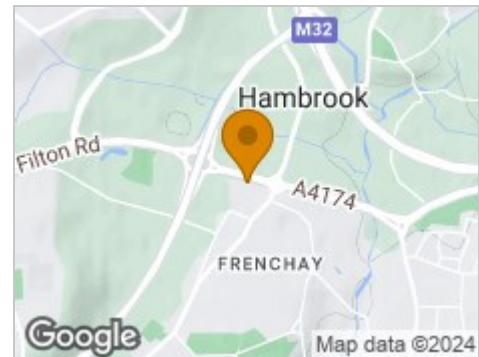
## Road Map



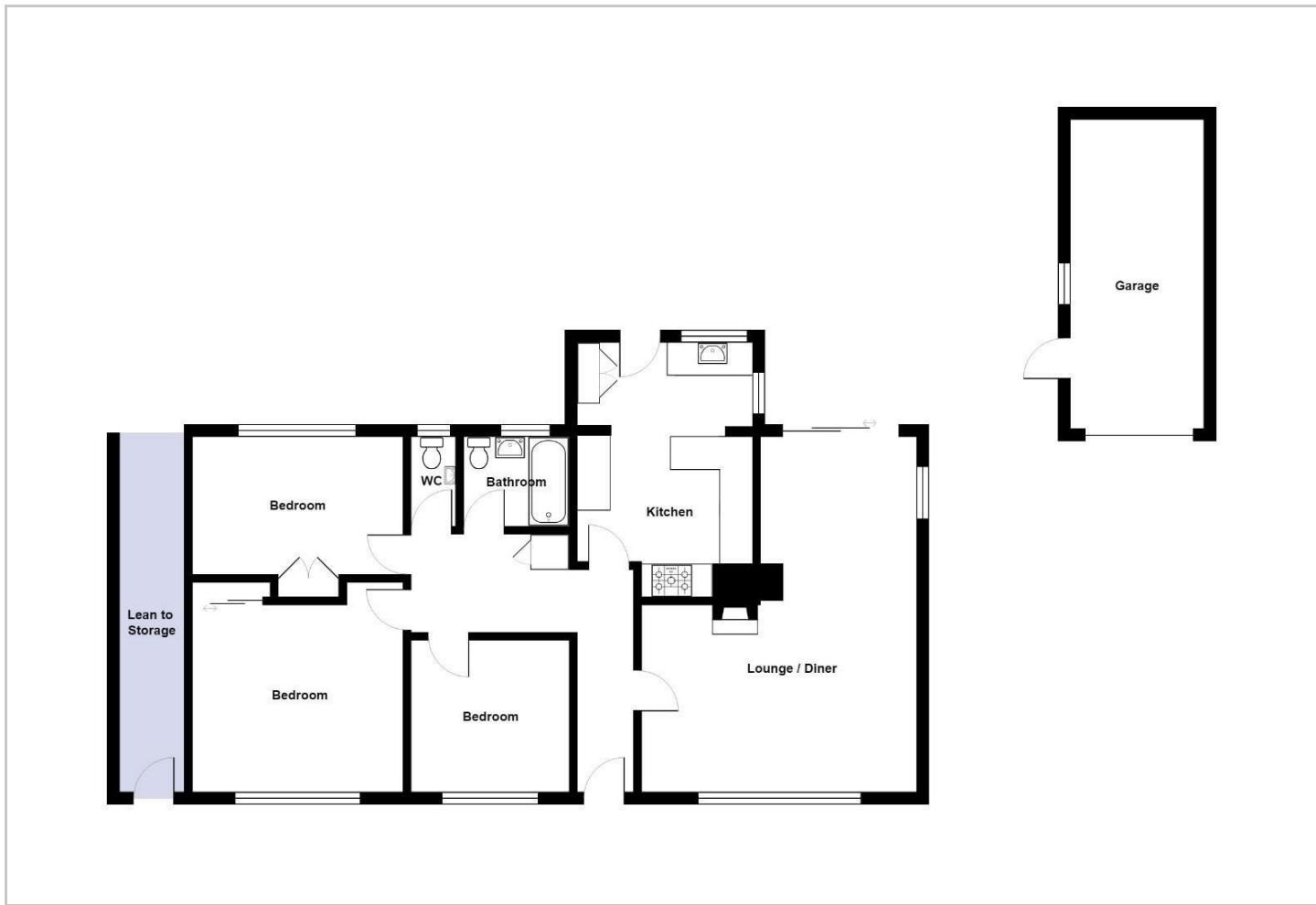
## Hybrid Map



## Terrain Map



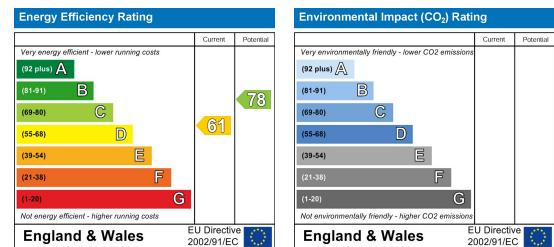
## Floor Plan



## 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.