

# HUNTERS<sup>®</sup>

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## West Park Road

Downend, Bristol, BS16 5SJ

£400,000



Council Tax: C



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this spacious and well presented terrace family home located within the sought after Downend/Staple Hill borders. The accommodation comprises in brief to the ground floor: entrance porch, hallway, lounge/diner fitted kitchen with built in oven and hob. To the first floor can be found 2 double bedrooms and a generous size single bedroom and modern shower room with stylish black fittings. The property further benefits from having: double glazing, gas central heating, a good size rear garden laid to lawn and patio, timber framed office to garden and a 2 car driveway.

Offering a fantastic position on the doorstep of Page Park with it's open parkland, cafe, tennis courts and 2 children play areas, perfect for families, dog walkers and outdoor enthusiasts alike. The area is well served by excellent transport links, local shops, schools and cafes and easy access onto the Bristol to Bath Cycle Path.

## PORCH

Access via UPVC double glazed double doors, UPVC double glazed windows to front and side, picture rail, gas meter cupboard, composite opaque double glazed door with UPVC double glazed side window panels and transom leading to hallway.

## HALLWAY

Picture rail, radiator, electric meter cupboard, under stair storage cupboard, stairs rising to first floor, doors leading to lounge/diner and kitchen.

## LOUNGE

13'5" x 12'7" (4.09m x 3.84m)

UPVC double glazed bay window to front, tiled floor,

feature period style cast iron open fireplace, opening to dining room.

## DINING ROOM

12'2" x 11'2" (3.71m x 3.41)

UPVC double glazed window to rear, tiled floor, double radiator.

## KITCHEN

16'11" x 7'0" (5.16m x 2.13m)

UPVC double glazed rear and side, range of fitted wall and base units, oak effect laminate work top incorporating 1 1/2 ceramic sink bowl unit with mixer spray tap, tiled splash backs, built in stainless steel Bosch double oven and gas hob, stainless steel extractor fan hood, space for fridge freezer, 2 radiators, space for washing machine and tumble dryer, opaque UPVC double glazed door to side leading out to rear garden,

## FIRST FLOOR ACCOMMODATION:

### LANDING

Spindled balustrade, loft hatch with pull down ladder (loft partly boarded), doors leading to bedrooms and bathroom.

### BEDROOM ONE

12'2" x 11'10" (3.71m x 3.61m)

UPVC double glazed window to rear, picture rail, radiator, range of fitted mirror fronted wardrobes.

### BEDROOM TWO

11'1" x 12'2" (max) (3.38m x 3.71m (max))

UPVC double glazed window to front, radiator.

### BEDROOM THREE

9'4" x 7'8" (2.84m x 2.34m)

UPVC double glazed window to front. radiator.

## SHOWER ROOM

Opaque UPVC double glazed window to rear, vanity unit with wash hand basin inset, concealed W.C, walk in shower enclosure with glass screen, mains shower system with drench head, stylish black sanitary fittings throughout, tiled effect LVT flooring, LED downlighters.

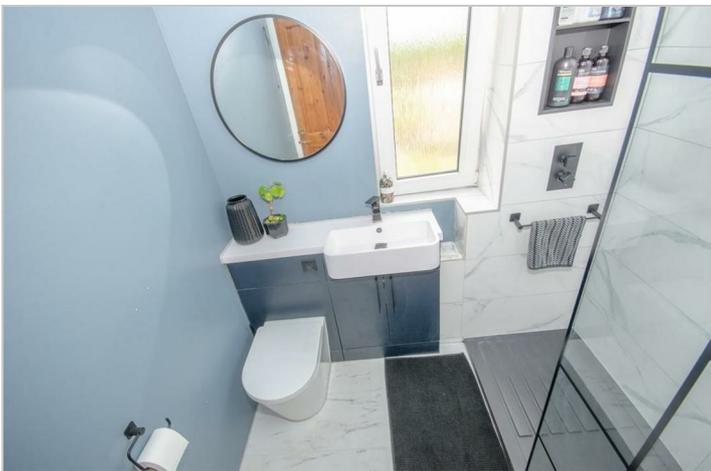
## OUTSIDE:

### REAR GARDEN

Patio leading to a good size lawn, plant and shrub borders, patio to back of garden, water tap, power socket, storage shed to back of garden, timber framed home office with power, rear gated access leading to public footpath, enclosed by boundary fencing.

### DRIVEWAY

Brick paved driveway providing off street parking for 2 cars (side by side), enclosed by boundary wall.



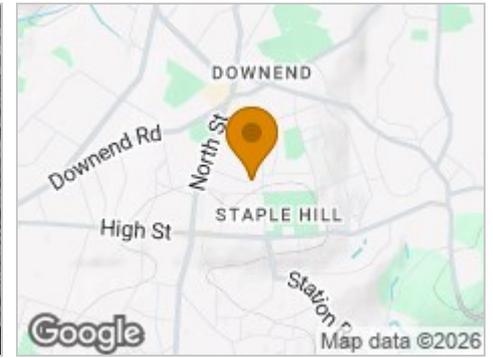
## Road Map



## Hybrid Map



## Terrain Map



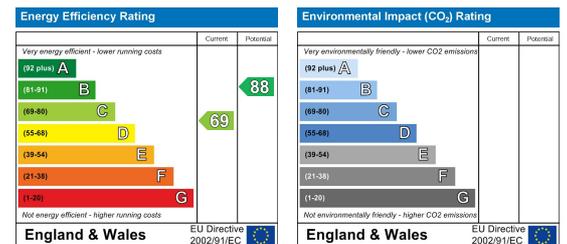
## Floor Plan



## 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.