

HUNTERS®

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Overdale Road

Downend, Bristol, BS16 2RH

£350,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this attractive bay fronted 3 bedroom terrace home located on the popular Overndale Road which is conveniently positioned within easy reach of both Downend and Fishponds High street with their array of shops and amenities. The property has been in the same ownership for many years and has been immaculately kept throughout to provide spacious living accommodation which comprises to the ground floor: entrance porch, entrance hallway, lounge with feature fireplace, separate dining room with French doors that lead out to the garden, 15ft fitted kitchen with built in oven and hob and an integrated fridge and dishwasher, lobby with access to a W.C. To the first floor can be found 2 double size bedrooms with built in wardrobes, a good sized single bedroom and modern shower room. The property further benefits from having: double glazing and gas central heating. To the rear of the property is a very well tended garden featuring a lovely patio seating area, planted beds and borders, artificial grass and a path to the rear garage, shed and parking accessed via a private lane. There is also a pretty front garden with planted borders. An internal viewing comes highly recommended to fully appreciate all this fantastic home has to offer.

ENTRANCE PORCH

Access via a UPVC stained glass double glazed door with matching side window panel, tiled floor, hardwood opaque glazed door to hallway.

HALLWAY

Radiator, cupboard housing gas and electric meters,

alarm control panel, under stair recess, stairs rising to first floor, doors to lounge, dining room and kitchen.

LOUNGE

14'2" x (into bay) x 12'4" (4.32m x (into bay) x 3.76m) UPVC double glazed bay window to front, picture rail, feature fireplace with marble effect hearth, double radiator.

DINING ROOM

12'5" x 11'0" (3.78m x 3.35m) UPVC double glazed French doors with matching side window panel and transom leading out to garden, stone feature fireplace with gas coal flame effect fire inset, wall light.

KITCHEN

15'11" x 7'10" (max) (4.85m x 2.39m (max)) UPVC double glazed window to side, range of white high gloss wall and base units, laminate worktop with granite overlay, tiled splash backs, built in single stainless steel sink bowl unit with mixer tap, built in double electric oven and ceramic hob, integrated dishwasher and fridge, space for under unit freezer, space and plumbing for washing machine, tiled floor, built in larder cupboard, hardwood glazed door to lobby.

LOBBY

UPVC double glazed window to rear, tiled effect floor, opaque UPVC double glazed to side leading out to garden, door to W.C.

W.C

Opaque UPVC double glazed window to rear, close coupled W.C, part tiled walls.

FIRST FLOOR LANDING

Loft hatch with pull down ladder (loft boarded with light), doors to bedrooms and shower room.

BEDROOM ONE

14'9" (into bay) x 11'2" (4.50m (into bay) x 3.40m)
UPVC double glazed bay window to front, picture rail, radiator, fitted wardrobes with matching cupboards and dressing table.

BEDROOM TWO

12'5" x 11'1" (3.78m x 3.38m)
UPVC double glazed window to rear, picture rail, radiator, fitted wardrobe with matching cupboard and dressing table, cupboard housing hot water tank.

BEDROOM THREE

9'6" x 7'3" (2.90m x 2.21m)
UPVC double glazed window to front, picture rail, radiator, oak effect laminate floor, fitted wardrobe with matching dressing table unit.

SHOWER ROOM

Corner shower enclosure housing a mains controlled shower system, close coupled W.C, vanity unit with wash hand basin inset, extractor fan, part tiled walls, tiled floor, chrome heated towel rail.

OUTSIDE:

REAR GARDEN

Imprinted concrete patio and pathway with artificial lawn either side, borders to stone chippings, well stocked plant and shrub borders, brick built shed to back of garden, water tap, security light, courtesy door to garage, rear gated access, enclosed by boundary fencing.

GARAGE

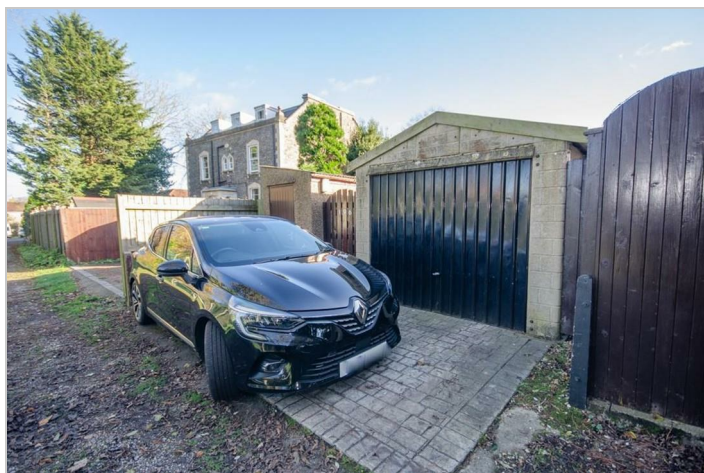
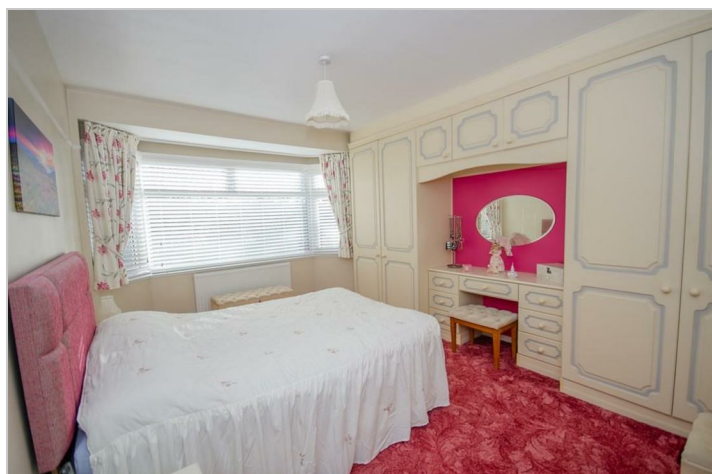
Single detached garage to rear of property, up and over door, power and light.

OFF STREET PARKING

Hardstanding to front of garage laid to imprinted concrete providing an off street parking space.

FRONT GARDEN

Imprinted concrete pathway leading to entrance, area laid to stone chippings, raised plant borders, enclosed by boundary stone wall and fencing.



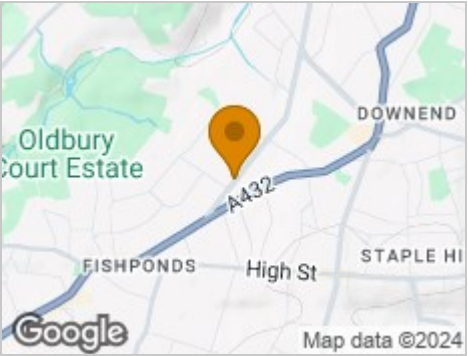
Road Map



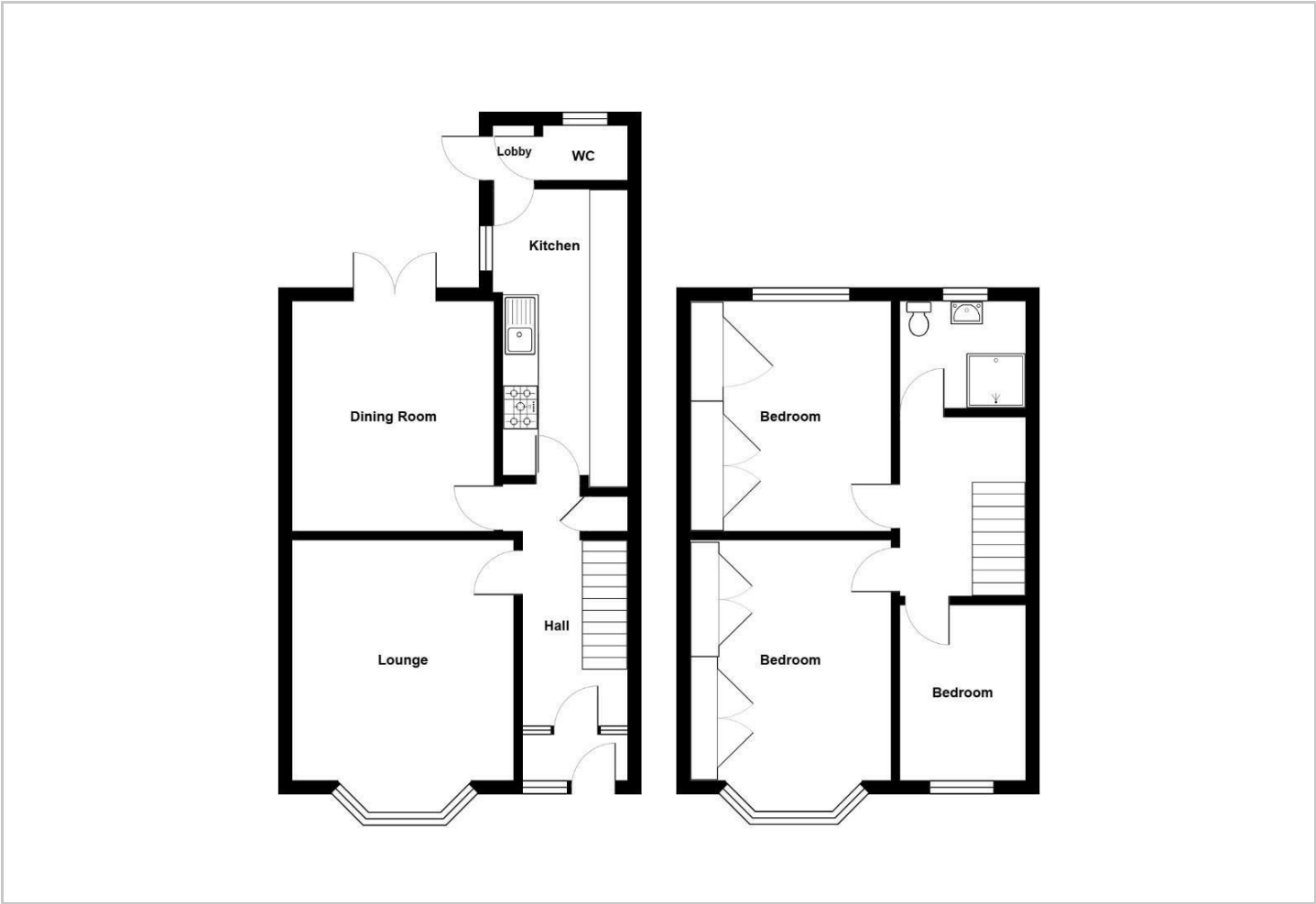
Hybrid Map



Terrain Map



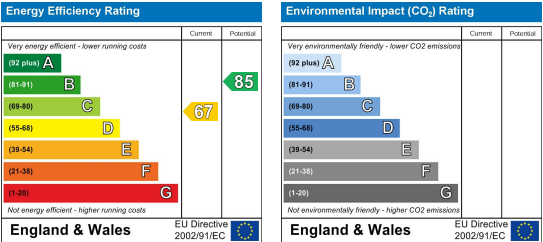
Floor Plan



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.