

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Overnhill Road

Downend, Bristol, BS16 5DR

£250,000



Council Tax: C





# 8 Overnhurst Court Overnhill Road

Downend, Bristol, BS16 5DR

£250,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer this well proportioned purpose built apartment located within the sought after Overnhurst Court development in Downend. The development offers a quiet secluded position off of the prestigious Overnhill Road and is conveniently positioned within walking distance to Downend, Staple Hill and Fishponds High streets offering local shops, amenities whilst offering excellent transport links such as the Bristol Ring Road and the M32/M4/M5 motorway corridors.

From the secure communal entry, a private entrance leads you to the hallway, giving access to large 17ft lounge/diner with access to a small balcony, fitted kitchen, two double bedrooms, modern bathroom with over bath shower, and separate WC.

Further benefits include double glazing, gas central heating, garage and communal gardens and communal parking.

## COMMUNAL ENTRANCE

The block is accessed via intercom system, communal hallway with stairs rising to all floors.

## ENTRANCE HALLWAY

Built in storage cupboard with hanging rail, additional built in cupboard housing combination boiler, doors leading to lounge/diner, bedrooms, bathroom and W.C.

## LOUNGE/DINER

17'8" x 11'3" (5.38m x 3.43m)

UPVC double glazed patio doors leading to balcony (balcony paved with railings), radiator.

## KITCHEN

16'9" x 7'1" (5.11m x 2.16m)

UPVC double glazed window to side, range of fitted base units, laminate work top incorporating a sink bowl unit with mixer tap, tiled splash backs, space for cooker, service hatch to lounge, space for fridge freezer, space and plumbing for washing machine, built in cupboard housing gas meter.

## BEDROOM ONE

17'8" (into bay) x 8'11" (5.38m (into bay) x 2.72m)

UPVC double glazed bay window to front, built in cupboard with hanging rail, radiator.

## BEDROOM TWO

12' 11" x 10' 2" (3.66m 3.35m' x 3.05m 0.61m')

UPVC double glazed window to front, radiator.

## BATHROOM

7'1" x 5'8" (2.16m x 1.73m)

White suite comprising: panelled bath with mains controlled shower system over, glass shower screen, vanity unit with wash hand basin inset, part tiled walls, shaver light, extractor fan.

## W.C

Close coupled W.C, part tiled walls.

## OUTSIDE:

## COMMUNAL GARDENS

The development has well kept communal landscaped lawn gardens.

## PARKING

The development has communal parking spaces.

## GARAGE

A single within rank, up and over door access.



Road Map



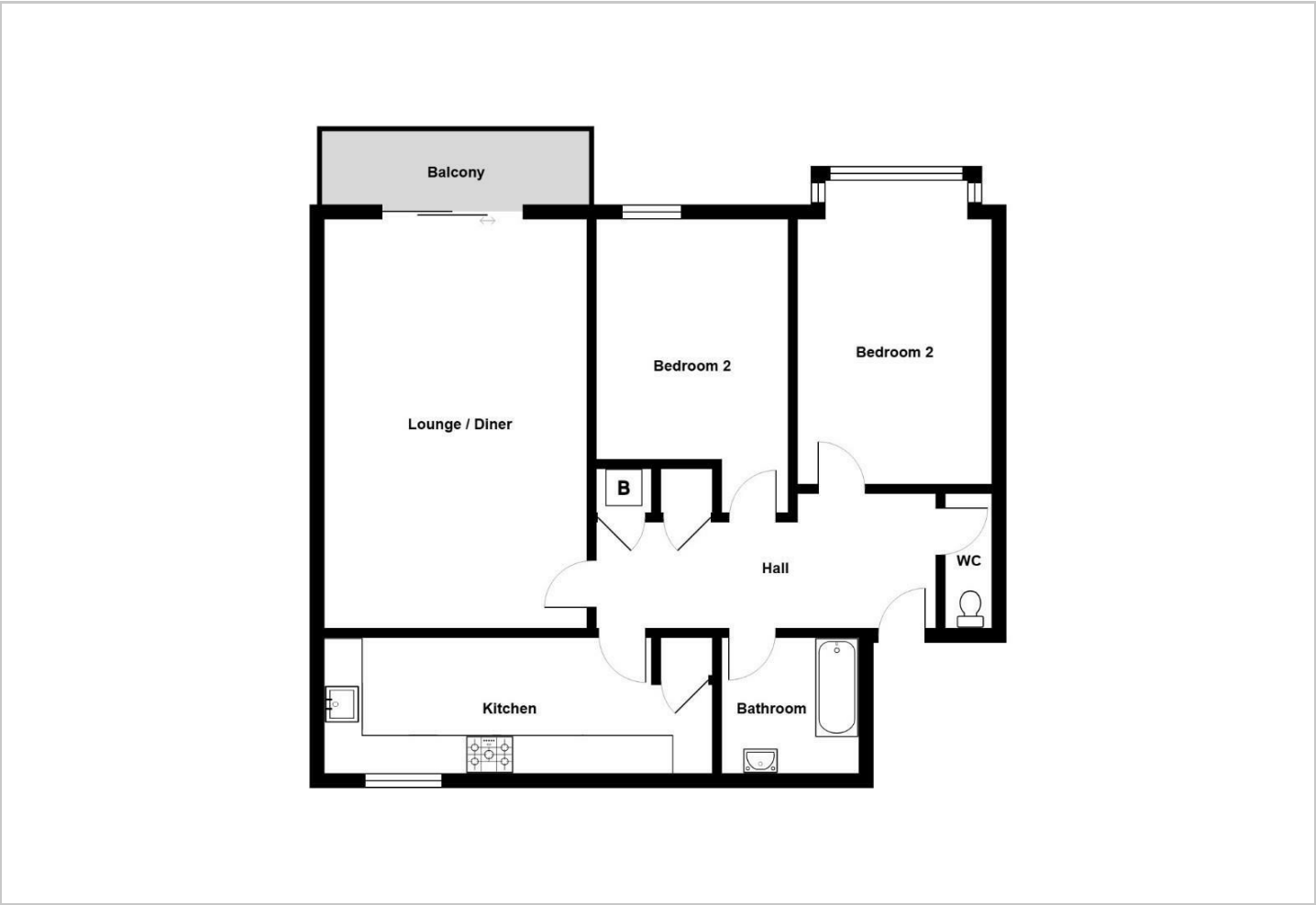
Hybrid Map



Terrain Map



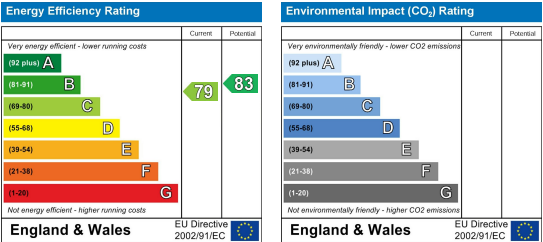
Floor Plan



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.