

HUNTERS[®]

HERE TO GET *you* THERE



Sunnybank, Westerleigh Road,

Downend, BS16 6AX

£180,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this ground floor retirement apartment with minimum age restriction of 60.. The property is located conveniently for the amenities of Downend which include; shops, coffee shops, doctors, dentists and bus stops, as well as being within easy reach of neighbouring Staple Hill and Emerson's Green.

This property is offered for sale with no onward chain and has well presented accommodation in brief comprising entrance hall, lounge/diner, a modern fitted kitchen with built-in oven & hob, shower room and two bedrooms, the master bedroom has a built in mirror fronted wardrobe.

Additional benefits include; UPVC double glazed windows, electric heating, well kept communal gardens and communal off street parking spaces.

An internal viewing is highly recommended.

ENTRANCE

Private entrance via a half leaded UPVC double glazed door, leading into entrance hall.

ENTRANCE HALLWAY

Coved ceiling, three double fronted storage cupboards, electric night storage heater, doors leading into all rooms.

LOUNGE/DINER

14'0" x 11'5" (4.27m x 3.48m)

Dual aspect UPVC double glazed windows, coved ceiling, TV point, electric night storage heater, serving hatch into kitchen.

KITCHEN

9'7" x 6'4" (2.92m x 1.93m)

UPVC double glazed window to side, coved ceiling, one and a half bowl stainless steel sink drainer system with chrome mixer tap and tiled splash backs, range of fitted oak effect wall and base units incorporating a Whirlpool stainless steel electric oven, four ring electric hob and extractor fan over, a charcoal coloured roll edged work surface, space for a low level fridge, plumbing for washing machine,

BEDROOM ONE

10'5" x 8'4" (3.18m x 2.54m)

UPVC double glazed window to side, coved ceiling, built in sliding mirror fronted wardrobe with hanging rail and shelving, TV point, electric night storage heater.

BEDROOM TWO

10'1" x 7'9" (3.07m x 2.36m)

UPVC double glazed window to side, coved ceiling, electric night storage heater.

SHOWER ROOM

White suite comprising; W.C. with soft close seat, wash hand basin with double fronted cupboard below, shower cubicle with a Mira Sport shower system, tiled walls, Dimplex electric wall heater, extractor fan.

OUTSIDE

There are well kept communal gardens for the residents to enjoy and off street parking spaces, although these are not allocated and are strictly for residents only.

Tel: 0117 956 1234



Road Map



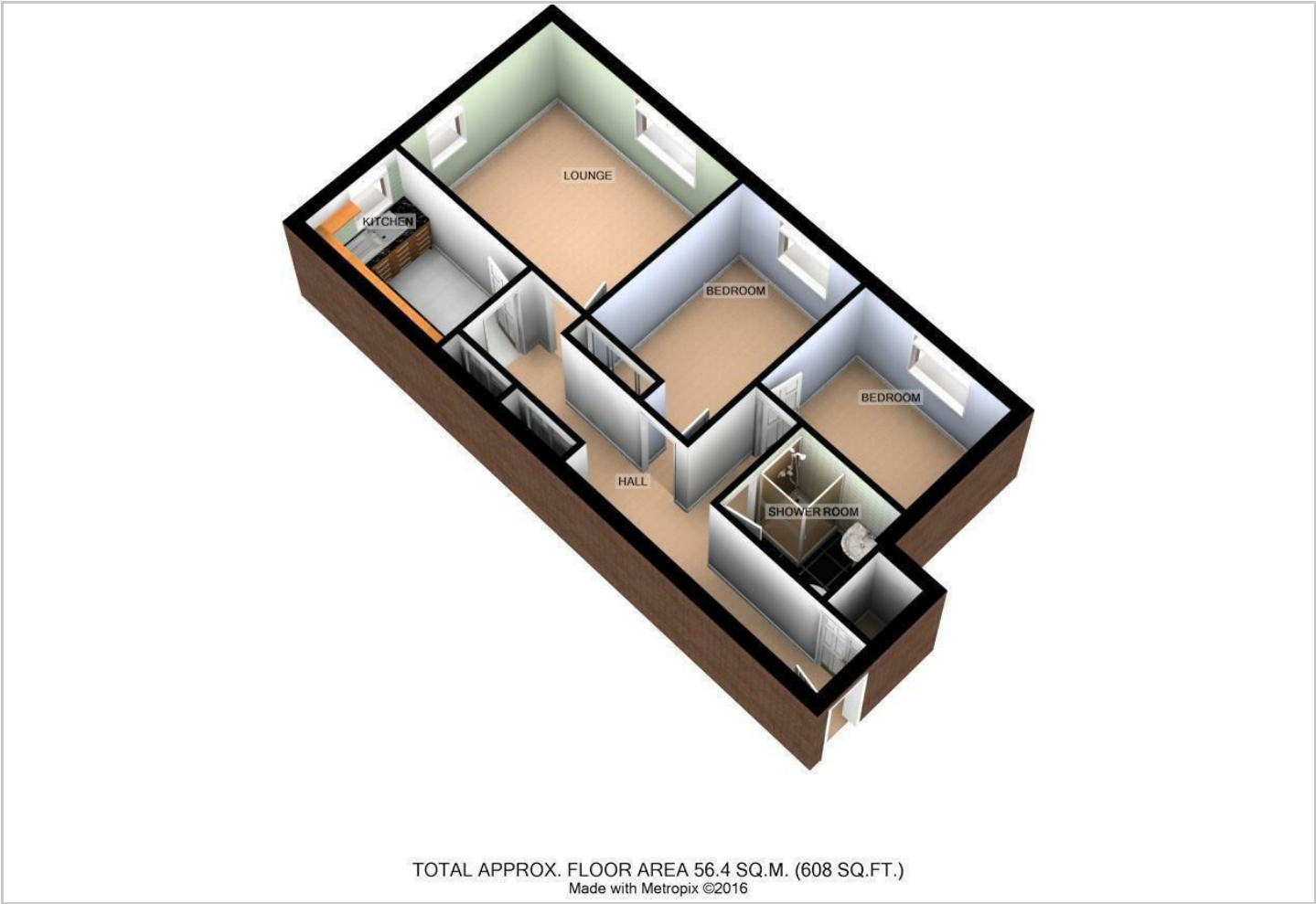
Hybrid Map



Terrain Map



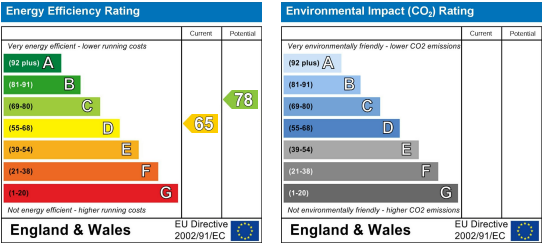
Floor Plan



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.