

# HUNTERS®

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## Burley Grove

Downend, Bristol, BS16 5QB

£325,000



Council Tax: B



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market in excellent condition throughout this superb 2 bedroom terraced home which has undergone full refurbishment in recent years, seamlessly combining modern living with practical design. Offering a fantastic position with easy access to both Downend and Staple Hill Shops and amenities and just a short stroll from the ever popular Page Park.

The ground floor welcomes you with an entrance vestibule leading into a spacious open-plan living room, ideal for both relaxing and entertaining. This in turn opens into a stylish kitchen/diner, featuring contemporary units, integrated appliances and French doors leading out to rear garden. A convenient cloakroom completes the ground floor. Upstairs, there are two generous sized bedrooms and a modern family bathroom complete with an over-bath shower.

Externally the property boasts a good sized rear garden which is mainly laid to lawn with seating areas laid to decking and patio and a large timber-framed outbuilding which is currently used as an outdoor bar. To the front a brick paved driveway provides valuable off street parking.

The property is sure to appeal to first time buyers, professionals or those looking to downsize and an early viewing booking is highly recommended.

## ENTRANCE VESTIBULE

Access via a composite double glazed front door, internal hardwood glazed windows to side and front, wood effect laminate flooring, hardwood glazed door leading through to living room.

## OPEN PLAN LIVING ROOM

21'8" (max) x 14'11" (max) (6.60m (max) x 4.55m (max))

UPVC double glazed window to, wood effect laminate flooring, feature wood panel wall, LED downlighters, double and single radiators, stairs rising to first floor, door to cloakroom, opening leading to kitchen/diner.

## CLOAKROOM

Vanity unit with wash hand basin inset, close coupled W.C, tiled splash back, chrome heated towel radiator, LED downlighter.

## KITCHEN/DINER

14'6" x 9'4" (4.42m x 2.84m)

UPVC double glazed window to rear, two Velux windows, range of grey wall and base units with laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and microwave, built in induction hob, stainless steel extractor fan hood, glass cooker splash back, integrated fridge freezer, integrated dishwasher and washing machine, wall cupboard housing Worcester combination boiler, radiator, LED downlighters, UPVC double glazed French doors leading out to garden.

## FIRST FLOOR LANDING

UPVC double glazed window to rear, loft hatch (loft mainly boarded), LED downlighters, doors leading to bedrooms and bathroom.

## BEDROOM ONE

14'11" x 10'5" (4.55m x 3.18m)

Two UPVC double glazed windows to front, double radiator.

## BEDROOM TWO

10'8" x 6'9" (3.25m x 2.06m)

UPVC double glazed window to rear, radiator.

## BATHROOM

Suite comprising: vanity unit with wash hand basin inset, close coupled W.C, panelled bath with electric Mira shower system over, chrome heated towel radiator, tiled floor, extractor fan, LED downlighters, sun tunnel.

## OUTSIDE:

### REAR GARDEN

Patio leading to a good sized lawn, area to back of garden laid to decking, area laid to gravel, large timber framed outbuilding (15ft x 7.5ft) with power and light, enclosed by boundary fencing.

### DRIVEWAY

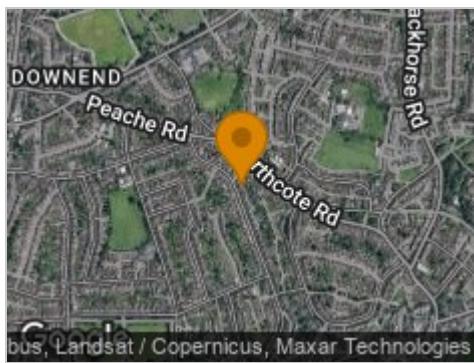
To front of property laid to brick paving providing off street parking space.



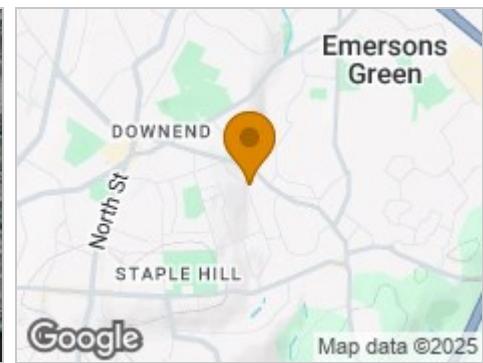
## Road Map



## Hybrid Map



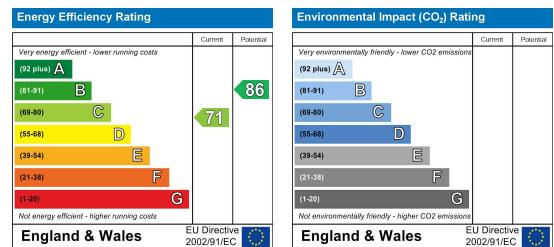
## Terrain Map



## 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.