

HUNTERS®

HERE TO GET *you* THERE



Almond Way

Downend, Bristol, BS16 5QN

£280,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this well presented semi-detached home which is conveniently located for the amenities of both Staple Hill and Downend. These amenities include a wide variety of shops, coffee shops, supermarkets, schools, bus routes, restaurants, banks and doctors surgeries. There are excellent transport links to hand with easy access to the Avon ring road and access onto the Bristol Cycle Path close by, whilst the award winning Page Park is a short walk away and offers recreational space for all age groups.

The spacious living accommodation which comprises to the ground floor: entrance hallway, lounge, 18ft kitchen/diner. To the first floor can be found 2 double size bedrooms and a modern bathroom with over bath shower.

The property further benefits from having: double glazing, gas central heating, a large lawn rear garden with seating areas to decking and patio and a good size front garden.

The property would make a perfect first time buy and an internal viewing comes highly recommended.

ENTRANCE HALLWAY

Access via an opaque UPVC double glazed door, radiator, wood effect laminate floor, wall cupboard housing electric meter, under stairs recess, stairs rising to first floor, doors to lounge and kitchen/diner.

LOUNGE

12'6" x 11'0" (3.81m x 3.35m)

UPVC double glazed window to front, wood effect laminate floor, double radiator, TV point.

KITCHEN/DINER

18'10" x 9'5" (5.74m x 2.87m)

UPVC double glazed window to rear, cream wall and base units, laminate work top incorporating a 1 1/2 composite sink bowl unit with mixer tap, tiled splash backs, space for cooker, stainless steel extractor fan hood, space and plumbing for washing machine, space for fridge freezer, double radiator, wood effect laminate floor, built in larder cupboard, UPVC double glazed door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, built in airing cupboard housing combination boiler, doors leading to:

BEDROOM ONE

16'10" (max) x 11'0" (max) (5.13m (max) x 3.35m (max))

UPVC double glazed window to front, radiator, wood effect laminate floor, 2 built in cupboards with hanging rails.

BEDROOM TWO

12'6" x 8'3" (3.81m x 2.51m)

UPVC double glazed window to rear, radiator, wood effect laminate floor.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: twin gripped panelled bath with Triton electric shower over, vanity unit with wash hand basin inset, close coupled W.C, part tiled walls, wood effect laminate floor, chrome heated towel rail, shaver point, extractor fan.

OUTSIDE:

REAR GARDEN

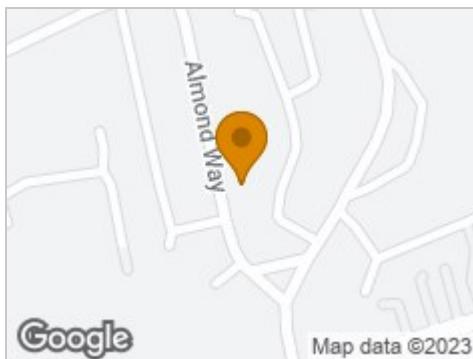
Seating areas laid to patio and decking, pathway with lawn either side, timber framed shed, water tap, single power socket, rear vehicle lane, side gated access, enclosed by boundary fencing.

FRONT GARDEN

Good size garden laid to stone chippings, pathway to entrance, shrub border, enclosed by boundary wall.



Road Map



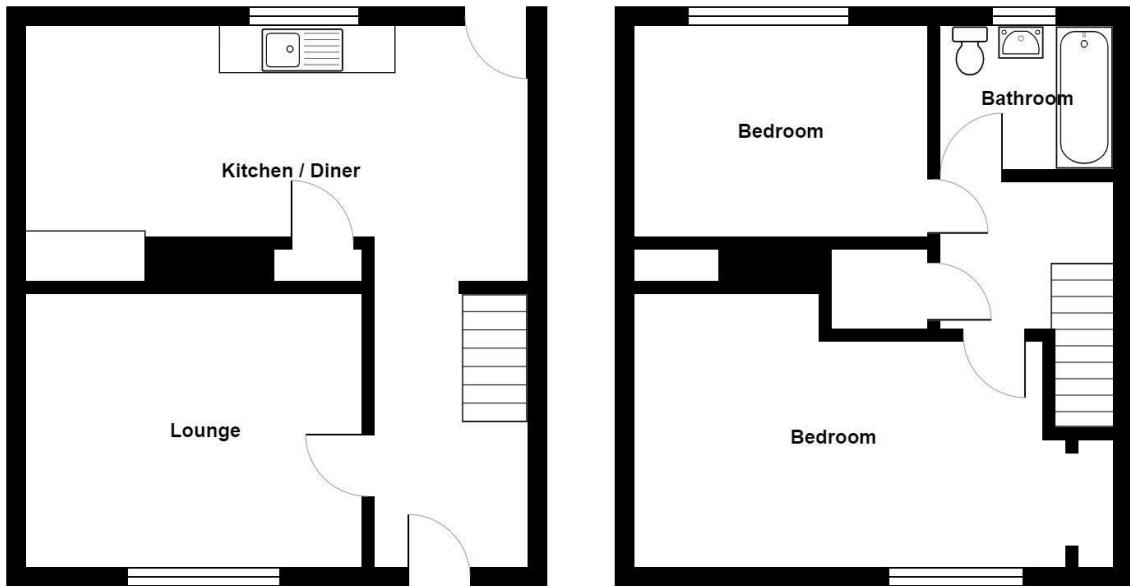
Hybrid Map



Terrain Map



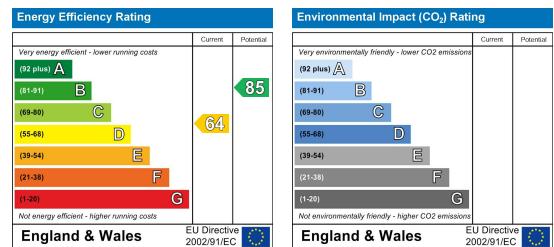
Floor Plan



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.