

HUNTERS®

HERE TO GET *you* THERE



Downend Road

Downend, BS16 5EA

£235,000



Council Tax: A



175A Downend Road

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£235,000



DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this very well presented first floor apartment forming part of a previous Victorian conversion of only 2 flats. The spacious living accommodation comprises: entrance hallway, 19ft lounge/diner, fitted kitchen with built in oven and hob, 2 double bedrooms and a bathroom with over bath shower. The property further benefits from having: double glazing, gas central heating and access to loft storage. Externally there is a private enclosed garden with storage shed and a rear vehicle lane that provides access to an off street parking space. An internal viewing comes highly recommended.

ENTRANCE

Communal entrance from front of property leading to entrance lobby, doors to both ground floor and first floor flats.

ENTRANCE HALLWAY

Stairs rising to first floor, loft hatch with pull down ladder (loft mainly boarded with light), double radiator, built in storage cupboard, doors to lounge/diner, bedrooms and bathroom.

LOUNGE/DINER

19'8" x 11'9" (5.99m x 3.58m)

Three UPVC double glazed windows to rear, 2 radiators, marble effect feature fireplace with wood mantel surround and electric flame effect fire inset, TV point. door to kitchen.

KITCHEN

11'10" x 5'11" (3.61m x 1.80m)

UPVC double glazed window to rear, range of fitted

wall and base units with laminate work top incorporating a 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and gas hob, stainless steel extractor fan hood, tiled splash backs, space for fridge freezer, space and plumbing for washing machine, double radiator, tiled effect laminate floor, wall mounted Vaillant combination boiler, door leading to outside with stairs leading down to garden.

BEDROOM ONE

13'3" x 11'5" (4.04m x 3.48m)

UPVC double glazed window to front, double radiator.

BEDROOM TWO

10'0" x 7'8" (3.05m x 2.34m)

UPVC double glazed window to rear, radiator.

BATHROOM

Twin gripped pannelled bath with mains controlled shower over, close coupled W.C, pedestal wash hand basin, chrome heated towel rail, chrome heated towel rail, LED downlighters, part tiled walls, tiled floor.

OUTSIDE:

REAR GARDEN

Private garden with gated access, areas laid to stone chippings and decking, timber framed shed, enclosed by boundary wall and fence.

PARKING

Gated access to parking space to rear of property, rear vehicle lane access.



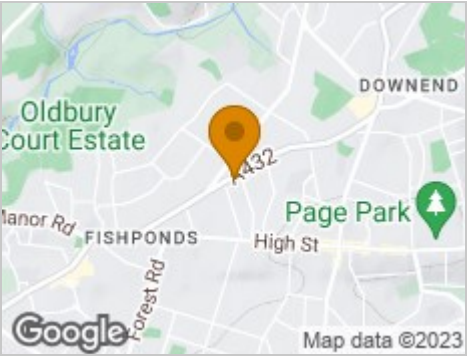
Road Map



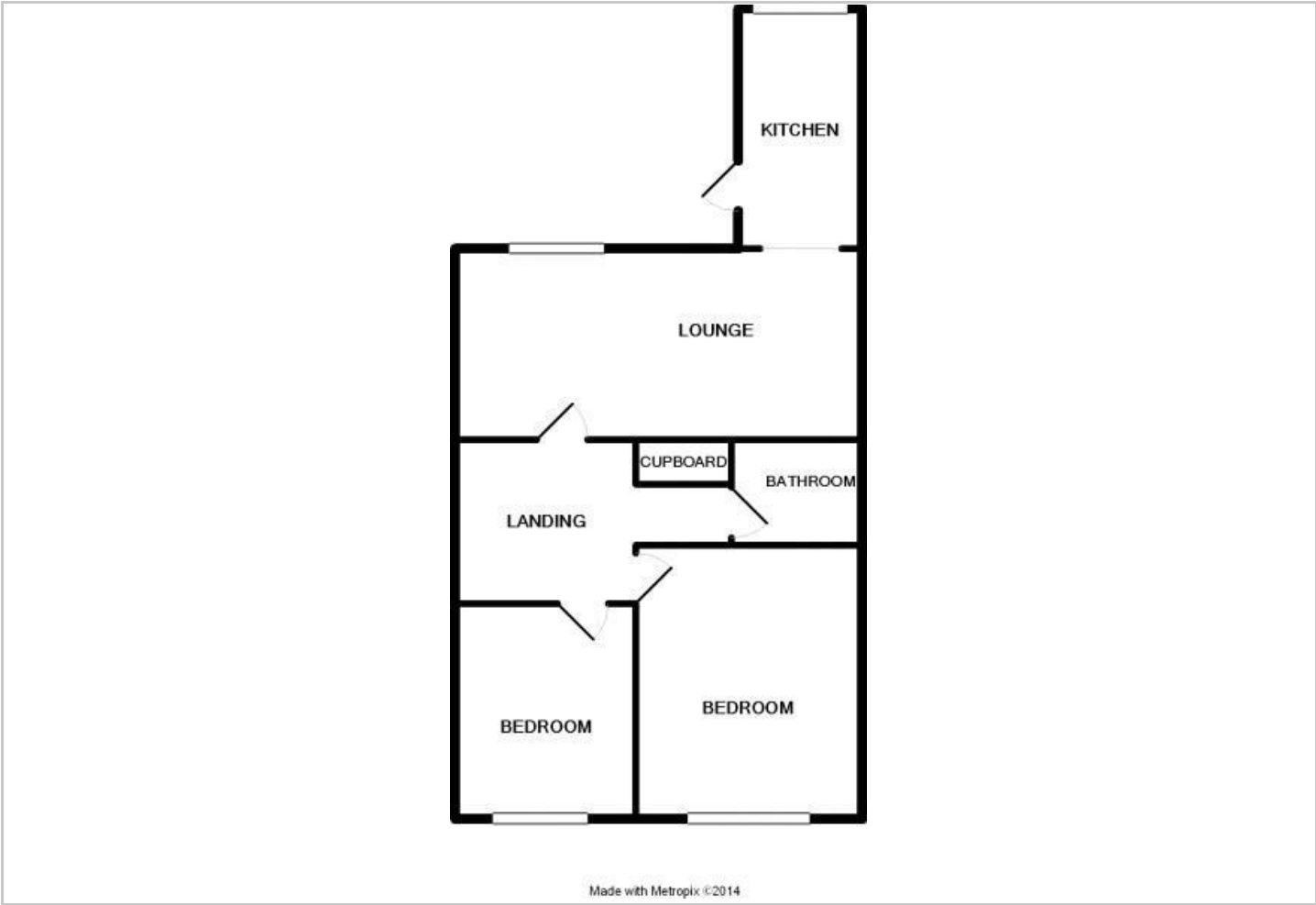
Hybrid Map



Terrain Map



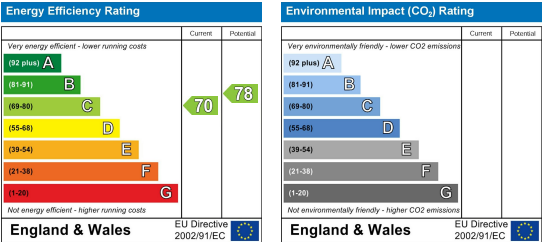
Floor Plan



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.