

# HUNTERS®

HERE TO GET *you* THERE



Coronation Road  
Downend, Bristol, BS16 5SL

£400,000



Council Tax: C



# 22 Coronation Road

Downend, Bristol, BS16 5SL

£400,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this end of terrace house which is located in a popular road within Downend, close to amenities and a short walk to both Downend and Staple Hill High streets and within close proximity of several popular schools. This property is also conveniently positioned for access onto the Bristol cycle path, the ring road and for major commuting routes.

The accommodation in brief comprises to the ground floor; entrance hall, lounge with feature fireplace and a large modern open plan kitchen/diner with some integral appliances and bay window with built in seat.

To the first floor there are three bedrooms and a modern bathroom with an over bath shower system. Additional benefits include; a garage situated to the rear of the property, a brick paved driveway to the front, providing two off street parking spaces, a mainly laid to lawn rear garden, UPVC double glazed windows and a Worcester boiler providing gas central heating.

An internal inspection is highly recommended.

## ENTRANCE

Via an original wooden door with opaque, leaded and stained glazed window with opaque, leaded and stained glazed windows to both sides, leading into entrance hall.

## ENTRANCE HALLWAY

Dado rail, low level cupboard housing consumer unit, under stairs storage cupboard, wood effect floor, stairs leading to first floor accommodation and doors leading into lounge and kitchen/diner.

## LOUNGE

14'9" (into bay) x 9'0" (4.50m (into bay) x 2.74m) UPVC double glazed circular bay window to front with stained glass transoms, picture rail, radiator, TV point, Feature open fireplace with gas controlled wood burner fire inset, shelving to side alcove.

## KITCHEN/DINER

18'0" x 16'7" (widest point) (5.49m x 5.05m (widest point))

Two UPVC double glazed windows to rear (bay window with built in seat), ceiling with recessed spot lights, picture rail, enamel sink drainer with chrome mixer tap and brick effect tiled splash backs, a range of modern wall and base units with soft close doors and drawers with under pelmet lighting, square edged wooden work surface incorporating an integral Kenwood electric range style oven with stainless steel cooker hood over, integral dishwasher, integral washer drier, space for a tall fridge freezer, radiator, UPVC double glazed door to side leading into rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft access, over stairs storage cupboard, doors leading to bedrooms and bathroom.

### BEDROOM ONE

14'7" (into bay) x 9'5" (4.45m (into bay) x 2.87m) UPVC double glazed circular bay window to front with stained glass transoms, range of fitted wardrobes with over head storage cupboards, picture rail, Worcester boiler supplying gas central heating and domestic hot water, radiator.

## BEDROOM TWO

12'7" x 9'4" (3.84m x 2.84m)

UPVC double glazed, picture rail, radiator.

## BEDROOM THREE

8'3" x 6'1" (2.51m x 1.85m)

UPVC double glazed with opaque and stained glazed transom, radiator.

## BATHROOM

Opaque UPVC double glazed window rear, coved ceiling, modern white suite comprising; close W.C. wall hung wash hand basin, panelled bath with a mains controlled shower system over, glass shower screen, tiled walls, chrome heated towel radiator.

## OUTSIDE:

## REAR GARDEN

Patio area, leading to an area which is mainly laid to lawn with a boundary hedge and wooden fence, water tap, outside lighting, timber framed shed, side pedestrian access via a wooden gate, rear pedestrian access leading to the garage.

## FRONT OF PROPERTY

A brick paved driveway providing two off street parking spaces.



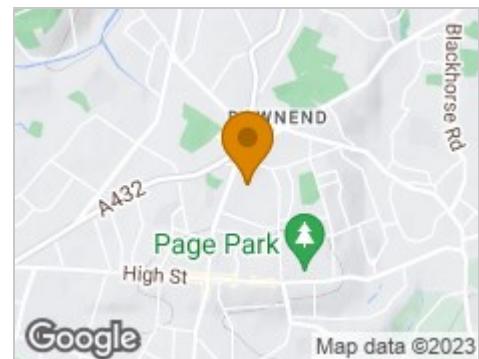
## Road Map



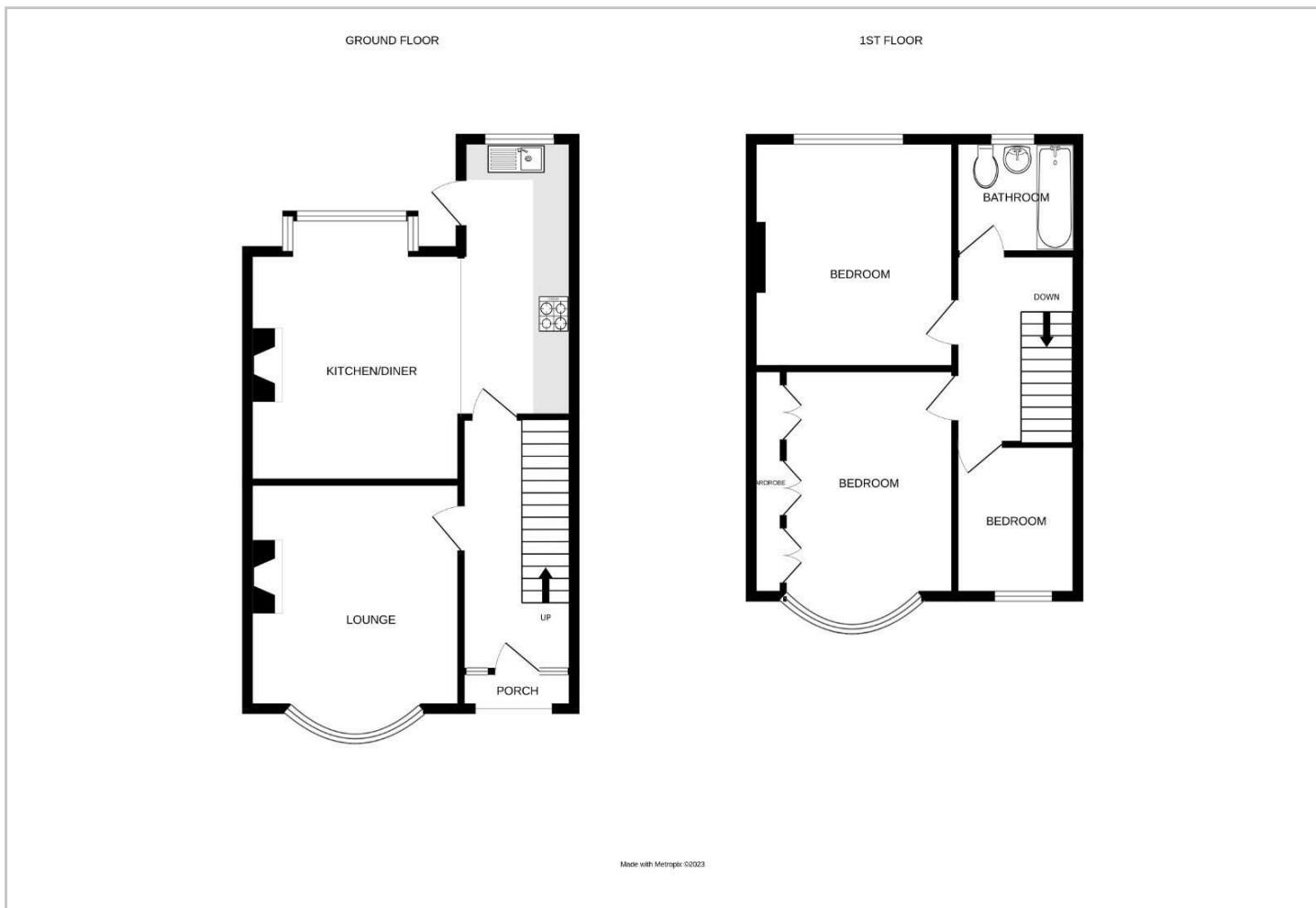
## Hybrid Map



## Terrain Map



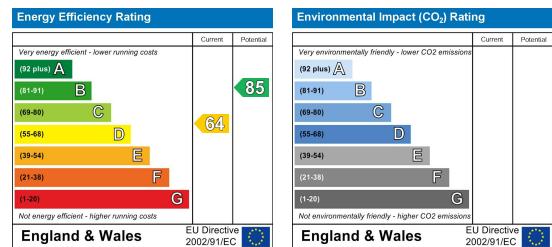
## Floor Plan



## 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.