

HUNTERS®

HERE TO GET *you* THERE



Chestnut Road

Downend, Bristol, BS16 5UN

£300,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this charming period cottage located within the heart of Downend village and a short walk to Downend high street with their array of shops, coffee shops and restaurants. The property is displayed throughout in excellent condition whilst retaining many original style features throughout.

The accommodation is displayed over 3 floors and comprises in brief, to the ground floor: entrance porch, cloakroom, lounge with inglenook stone fireplace, separate dining room with feature stone wall, modern fitted kitchen with stylish 2 tone units and solid oak work tops, built in oven & hob and an integrated fridge and freezer. To the first floor can be found a good size double bedroom and a turning staircase which leads to the master bedroom which has an en-suite. The property further benefits from having double glazing, gas central heating and a good size low maintenance rear garden which is laid to artificial grass.

ENTRANCE PORCH

Hardwood door access, tiled floor, double glazed window to side, opaque UPVC double glazed door to lounge.

LOUNGE

12'10" x 12'5" (3.91m x 3.78m)

Hardwood double glazed window to front, electric meter, oak effect floor, beamed ceiling, 4 wall lights, built in storage cupboard, stone Inglenook style open fireplace with tiled hearth, period style radiator, stairs rising to first floor, doorway leading through to inner lobby.

INNER LOBBY

Oak effect floor, downlighter, doors to cloakroom and dining room.

CLOAKROOM

Opaque UPVC double glazed window to rear, close coupled W.C., vanity unit with wash hand basin inset, tiled floor, radiator.

DINING ROOM

12'0" x 7'11" (3.66m x 2.41m)

Velux window to rear, exposed feature stone wall, oak effect floor, built in drawers with solid oak work top, integrated freezer, period style radiator, doorway to kitchen.

KITCHEN

9'7" x 6'3" (2.92m x 1.91m)

UPVC double glazed window to rear, range of 2 tone (grey and white) wall and base units, solid oak work tops, composite sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, extractor fan hood, integrated fridge, space and plumbing for washing machine, period style radiator, wall mounted Worcester combination boiler, oak effect floor, opaque UPVC double glazed door to side leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Turning staircase rising to second floor, door to bedroom 2.

BEDROOM TWO

13'8" x 13'2" (max) (4.17m x 4.01m (max))

Hardwood double glazed window to front, built in storage cupboard with shelving.

SECOND FLOOR ACCOMMODATION:

BEDROOM ONE

14'0" x 12'2" (4.27m x 3.71m)

UPVC double glazed dormer window to rear, radiator, built in wardrobe, door to en-suite.

EN-SUITE

Close coupled W.C, vanity unit with wash hand basin inset, shower enclosure with glass folding door, electric shower system, part tiled walls, extractor fan.

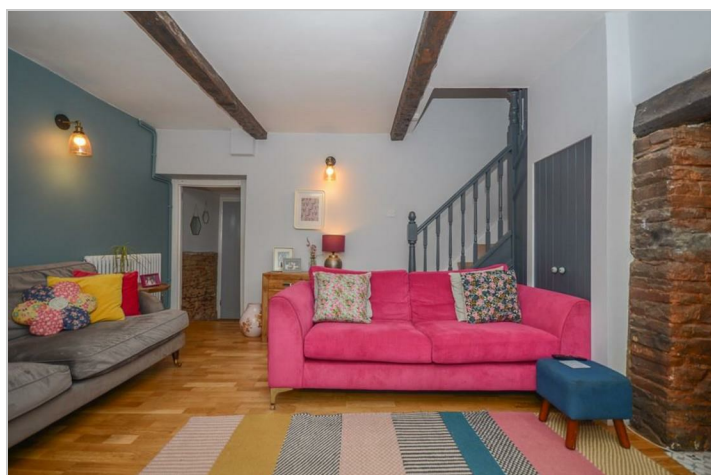
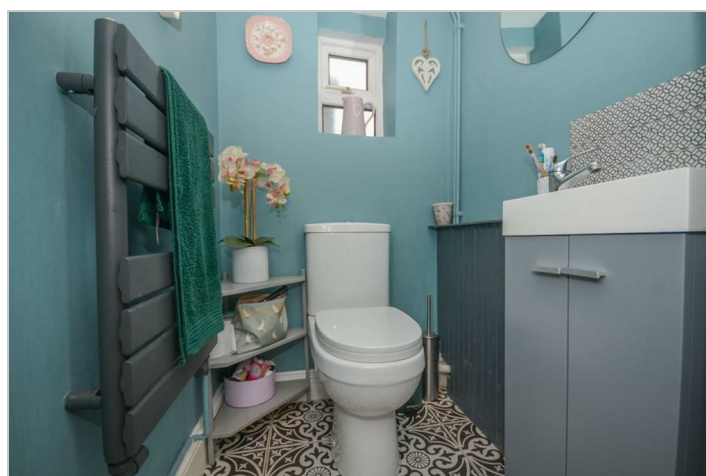
OUTSIDE:

REAR GARDEN

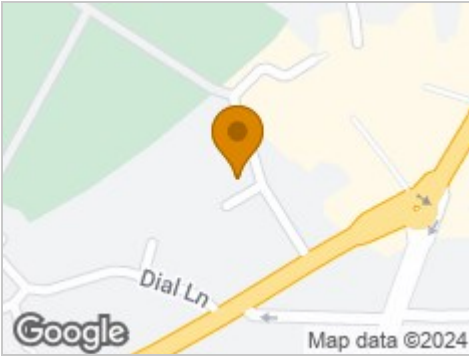
Raised decking leading to an artificial lawn, borders laid to loose bark and slate chippings, timber framed shed, water tap, enclosed by boundary fencing.

FRONT GARDEN

Laid to slate chippings, tarmac pathway to entrance, boundary stone wall.



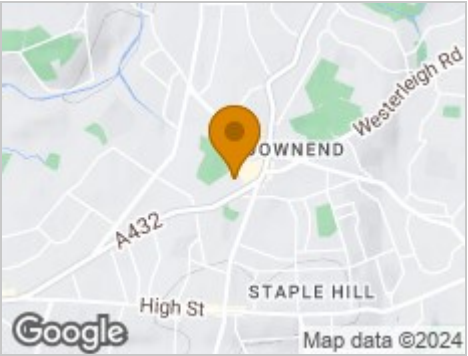
Road Map



Hybrid Map



Terrain Map



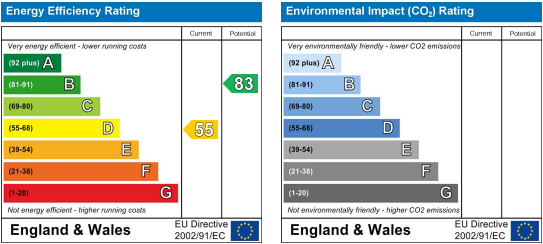
Floor Plan



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.