

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Northcote Road

Downend, Bristol, BS16 6AT

£300,000



Council Tax: B



# 173 Northcote Road

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£300,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this semi-detached home which is conveniently located a short walk to Downend and High street and shops whilst offering excellent transport links. Both Stanbridge primary and Downend secondary schools are within close proximity.

The property offers well presented living accommodation which comprises: to the ground floor: entrance hallway, lounge with wood burner, fitted kitchen/breakfast room with built in oven and hob. To the first floor can be found 2 bedrooms and bathroom with over bath shower.

The property benefits from having double glazing and gas central heating, a low maintenance rear garden with artificial lawn and patio, garage and driveway providing ample off street parking.

The property offers an ideal opportunity for a first time buyer or someone looking to downsize.

## ENTRANCE HALLWAY

Access from side of property via an opaque composite double glazed door, radiator, turning staircase rising to first floor, doors leading to lounge and kitchen.

## LOUNGE

15'2" x 11'2" (4.62m x 3.40m)

Two UPVC double glazed windows to front, ceiling rose, radiator, feature open fireplace with wood burner inset and slate hearth.

## KITCHEN/BREAKFAST ROOM

10'9" x 9'5" (3.28m x 2.87m)

UPVC double glazed window to rear, range of fitted base units, laminate work top incorporating a single stainless sink bowl unit with mixer tap, built in electric oven and gas hob, extractor fan hood, tiled splash backs, space and plumbing for washing machine, space for fridge freezer, built in larder cupboard with shelving, radiator, wall cupboard housing combination boiler, opaque UPVC double glazed door leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Opaque UPVC double glazed window to rear, doors leading to bedrooms and bathroom.

### BEDROOM ONE

15'1" x 10'2" (4.60m x 3.10m)

Two UPVC double glazed windows to front, radiator.

### BEDROOM TWO

11'7" x 7'2" (3.53m x 2.18m)

UPVC double glazed window to rear, radiator.

### BATHROOM

Opaque UPVC double glazed window to side, corner bath with electric shower over, close coupled W.C, pedestal wash hand basin, tiled floor, cupboard recess with shelving, extractor fan, radiator.

## OUTSIDE:

### REAR GARDEN

Full width patio leading to an artificial lawn, outside light, water tap, gated side access, double power socket, enclosed by boundary fencing.

## FRONT GARDEN

Laid to lawn, enclosed by boundary wall.

## GARAGE

Single detached garage, up and over door.

## DRIVEWAY

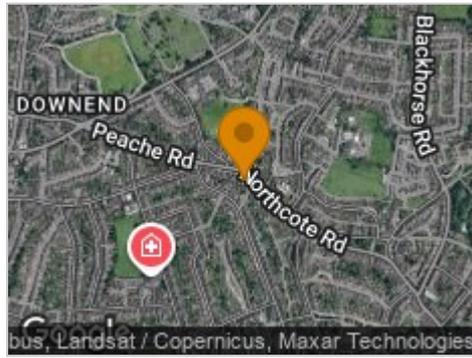
To front and side providing off street parking for 2/3 cars.



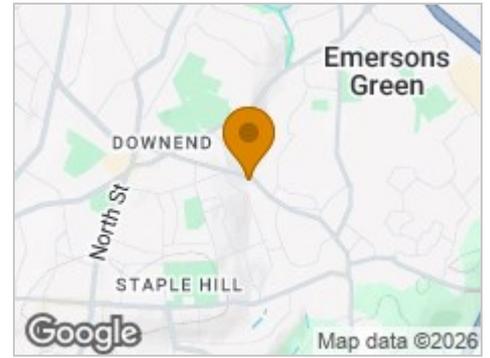
## Road Map



## Hybrid Map



## Terrain Map



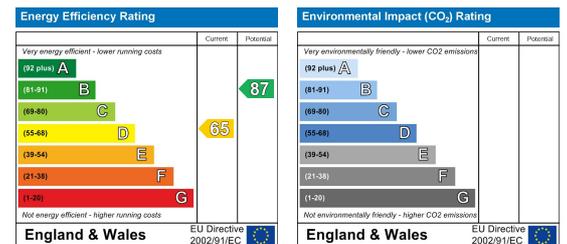
## Floor Plan



## 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.