

HUNTERS®

HERE TO GET *you* THERE



Woodlands

Salisbury Road, Downend, BS16 5QR

£215,000



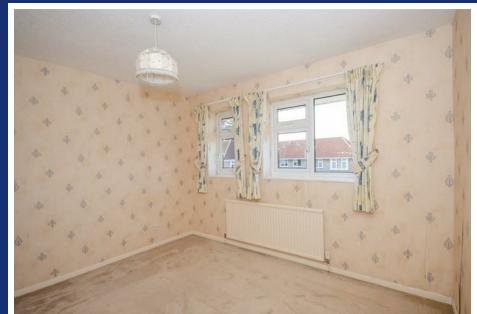
Council Tax: B



8 Woodlands

Salisbury Road, Downend, BS16 5QR

£215,000



DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this purpose built first floor apartment which is located within the highly sought after and rarely available Woodlands development.

The property occupies a quiet cul-de-sac position in central Downend, conveniently for the amenities and for the popular Page Park which provides excellent outdoor recreational space for people of all ages.

The amenities include; a wide variety of independent shops and supermarkets, library, restaurants, coffee shops, doctors surgeries and dental practices.

The property offers spacious living accommodation which comprises; private entrance, entrance hall, 17ft lounge/diner, fitted kitchen with an integral oven & hob, two double bedrooms, and a shower room.

Further benefits include; uPVC double glazed windows, gas central heating, well tended communal gardens and off street parking.

In our opinion this property would ideally suit a first time purchaser or those seeking an easier to manage environment.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a part opaque glazed door, leading into entrance hall.

ENTRANCE HALL

Stairs leading to first floor accommodation.

LANDING

uPVC double glazed window to side, loft access housing a boiler supplying gas central heating and domestic hot water, two storage cupboards, doors

leading into lounge/diner, both bedrooms and shower room.

LOUNGE/DINER

17'1" x 10'7" (5.21m x 3.23m)

Two uPVC double glazed windows to rear, TV aerial point, radiator, door leading into kitchen.

KITCHEN

8'7" x 8'1" (2.62m x 2.46m)

uPVC double glazed window to rear, coved ceiling, one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral electric oven with four ring ceramic hob with extractor fan over, plumbing for washing machine, space for a tall fridge freezer.

BEDROOM ONE

11'2" x 9'9" measured to wardrobes (3.40m x 2.97m measured to wardrobes)

Two uPVC double glazed windows to rear, storage cupboard, fitted wardrobes with over head storage cupboards, radiator.

BEDROOM TWO

10'9" x 9'0" (3.28m x 2.74m)

Two uPVC double glazed window to front, radiator.

SHOWER ROOM

White suite comprising; W.C. wash hand basin with chrome mixer tap and a shower cubicle with a Mira Sport shower, mostly tiled walls, light activated extractor fan, chrome heated towel rail.

COMMUNAL GARDENS

The development has well maintained gardens which are mainly laid to lawn and displayed with established trees and shrubs.

OFF STREET PARKING

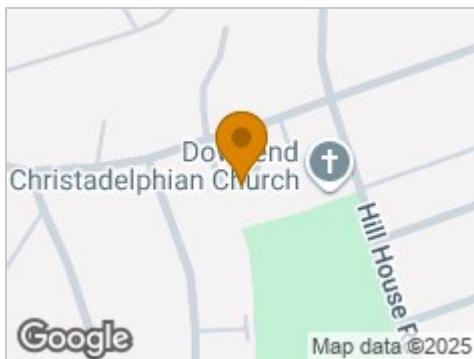
The property has one allocated off street parking space.

ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



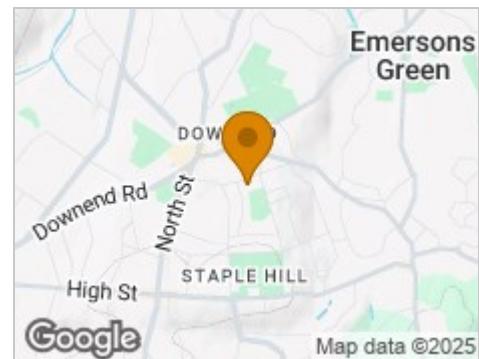
Road Map



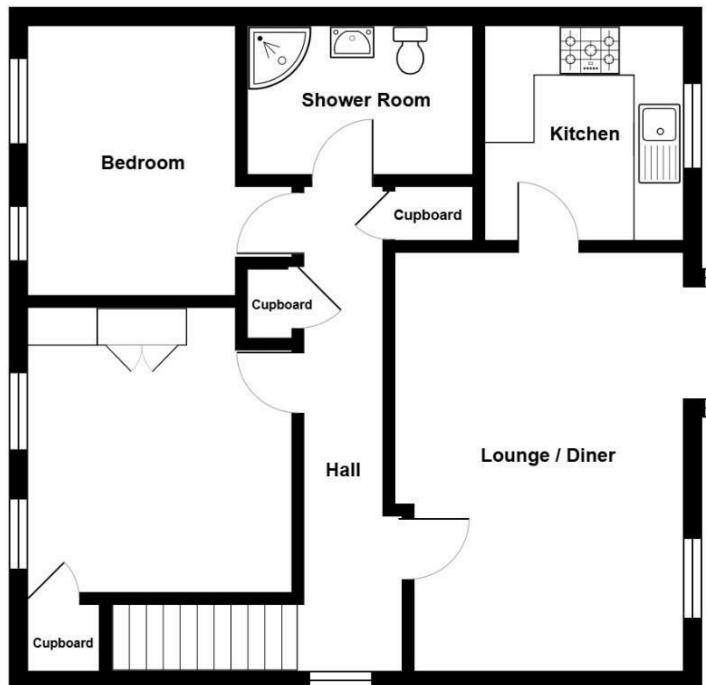
Hybrid Map



Terrain Map



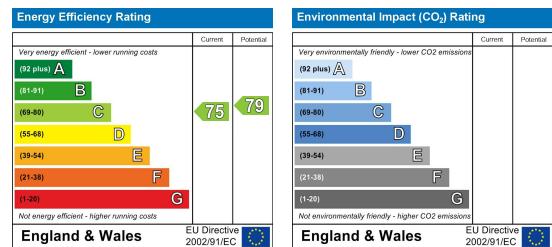
Floor Plan



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.