

# HUNTERS®

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## Woodside Road

Downend, Bristol, BS16 2SL

£450,000



Council Tax: D



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this attractive bay fronted semi-detached halls adjoining family home, located within the highly sought after Cleve Wood area in Downend. The property is conveniently positioned providing easy access to Downend High street and shops, whilst being a short walk to Frenchay Village and lovely river walks. Offered for sale with no onward chain the property offers spacious and well presented living accommodation which comprises in brief to the ground floor: porch, entrance hallway, lounge, dining room and a fitted kitchen which has a built in oven and hob. To the first floor can be found 3 double size bedrooms and a shower room, The property further benefits from having: double glazing, a well tended rear garden laid to lawn and patio, a large lawn front garden, brick paved driveway providing an off street parking and a detached single garage.

## ENTRANCE HALLWAY

Access via an opaque UPVC double glazed door, stained glass glazed casement window to front, coved ceiling, double radiator, oak effect laminate floor, under stair storage cupboard housing gas and electric meters, under stair storage cupboard, turning staircase rising to first floor, doors leading to lounge, dining room and kitchen.

## LOUNGE

17'4" (bay) x 12'7" (5.28m (bay) x 3.84m)  
UPVC double glazed bay window, coved ceiling, double radiator, tiled hearth.

## DINING ROOM

13'2" x 10'10" (4.01m x 3.30m)  
UPVC double glazed patio door leading out to rear garden, coved ceiling, double radiator.

## KITCHEN

13'7" (furthest point) x 10'9" (4.14m (furthest point) x 3.28m)  
UPVC double glazed window to rear, range of fitted wall and base units with laminate work top incorporating 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, extractor fan hood, space and plumbing for washing machine, space for under counter fridge, tiled effect laminate floor, radiator, service hatch to dining room, wall mounted Worcester boiler, door to lobby.

## OUTER LOBBY

Opaque UPVC double glazed door to side leading out to rear garden, latch door to toilet.

## TOILET/WC

Opaque UPVC double glazed window to side, low level W.C.

## FIRST FLOOR ACCOMMODATION:

### LANDING

UPVC double glazed window to front, spindled balustrade, coved ceiling, doors to bedrooms and bathroom.

### BEDROOM ONE

14'2" (into bay) x 12'8" (4.32m (into bay) x 3.86m)  
UPVC double glazed bay window to front, coved ceiling, radiator, fitted wardrobes.



### BEDROOM TWO

12'9" x 10'11" (3.90 x 3.35)

UPVC double glazed window to rear, double radiator, fitted wardrobe.

### BEDROOM THREE

13'4" x 8'10" (4.06m x 2.69m)

UPVC double glazed bay window to rear, coved ceiling, radiator, loft hatch.

### SHOWER ROOM

Opaque UPVC double glazed window to side, vanity unit with wash hand basin and W.C inset, shower enclosure housing a mains controlled shower system, chrome heated towel rail, downlighters, tiled walls, extractor fan.

### OUTSIDE:

#### REAR GARDEN

Patio leading to a well tended lawn, plant and shrub borders, out-shed with water tap, side gated access, courtesy door to garage, enclosed by boundary fencing.

#### FRONT GARDEN

Large plot laid to lawn, shrub borders, brick paved pathway to entrance, enclosed by low level wall and hedgerow.

### DRIVEWAY

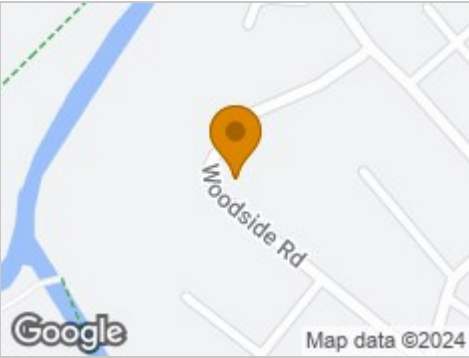
Laid to brick paving providing off street parking for up to 3 cars.

### GARAGE

Single detached, up and over door, power and light.



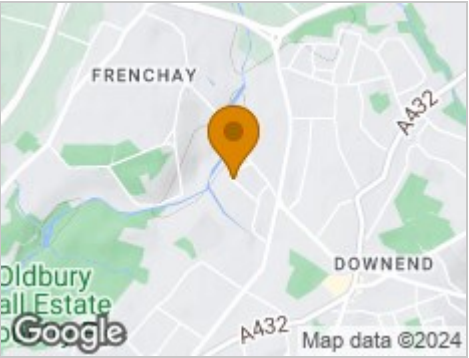
Road Map



Hybrid Map



Terrain Map



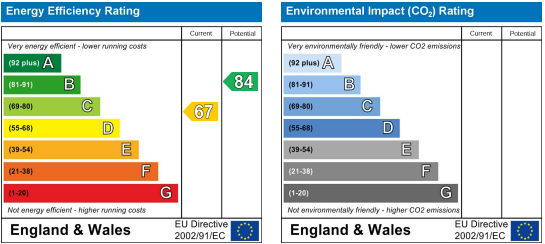
Floor Plan



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.