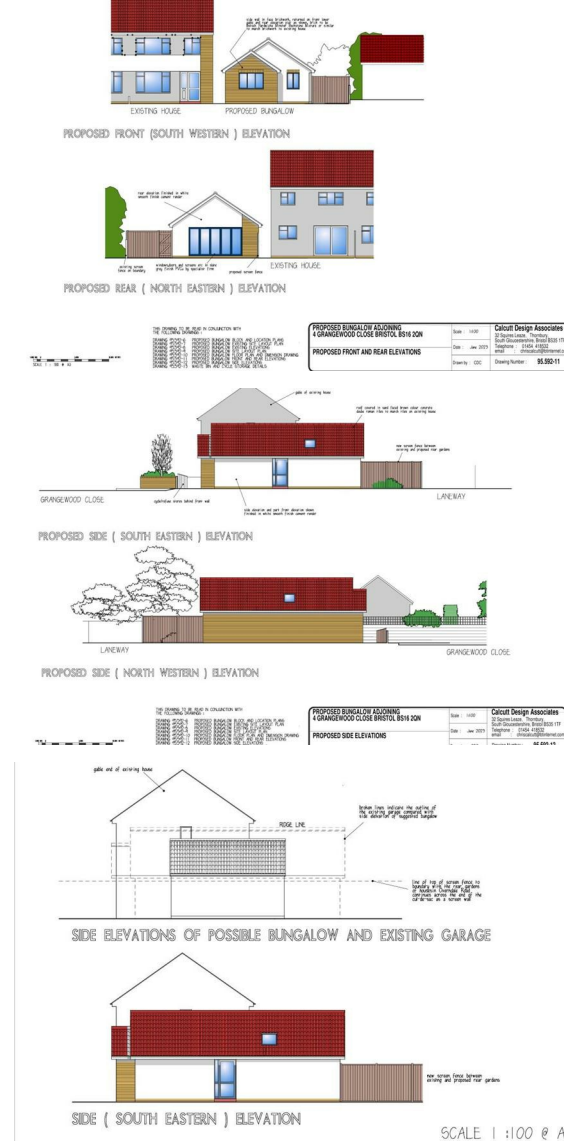




Grangewood Close, Downend, Bristol, BS16 2QN

- INVESTMENT OPPORTUNITY
- DETACHED BUNGALOW
- OPEN PLAN LIVING ROOM
- POPULAR DOWNEND LOCATION
- DRIVEWAY PROVIDING OFF STREET PARKING
- FULL PLANNING CONSENT
- TWO BEDROOMS
- QUIET CUL-DE-SAC POSITION
- GARDEN
- INVESTMENT BUY OR SELF BUILD

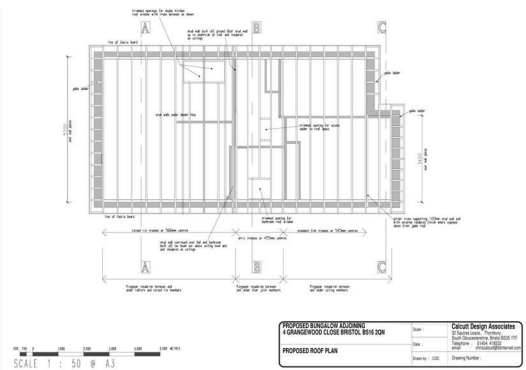
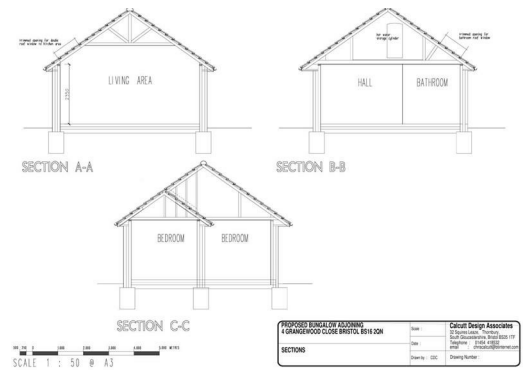
Offers In Excess Of £100,000

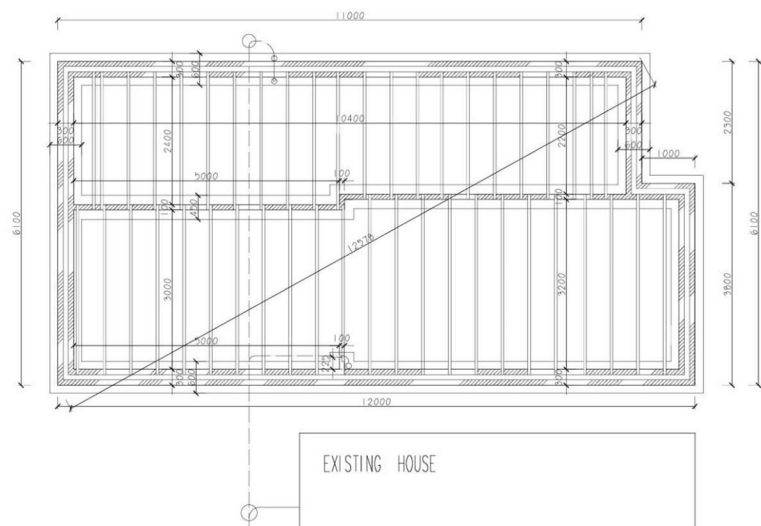


Grangewood Close, Downend, Bristol, BS16 2QN

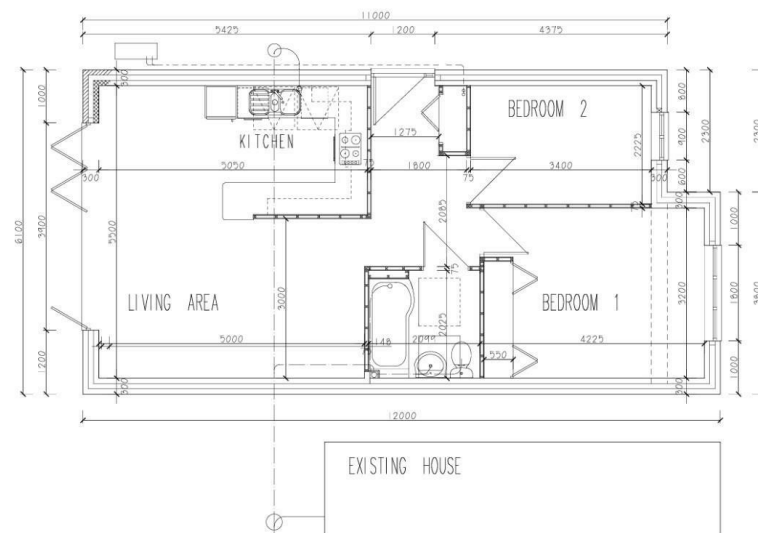
DESCRIPTION

****INVESTMENT OR SELF BUILD OPPORTUNITY**** A rare opportunity to purchase a building plot with full planning consent in place for a 2 bedroom detached bungalow set within a quiet cul-de-sac in the highly sought after area of Downend.





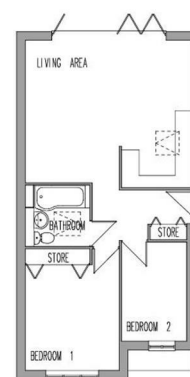
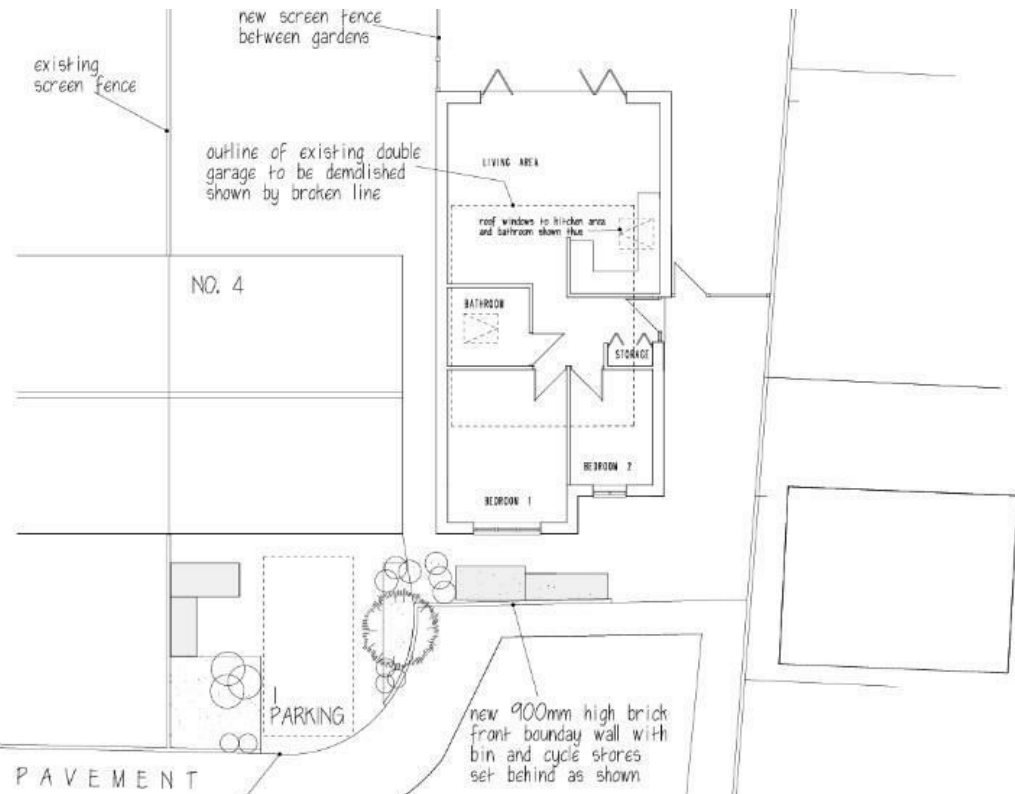
PROPOSED BUNGALOW ADJOINING 4 GRANGEWOOD CLOSE BRISTOL BS16 2QN FOUNDATION PLAN AND DRAINAGE LAYOUT	Scale :	Calcutt Design Associates 32 Squires Lease, Thornbury South Gloucestershire, Bristol BS35 1TF Telephone : 01454 418532 email : chris@calcutt.co.uk
	Date :	
	Drawn by : CDC	Drawing Number :



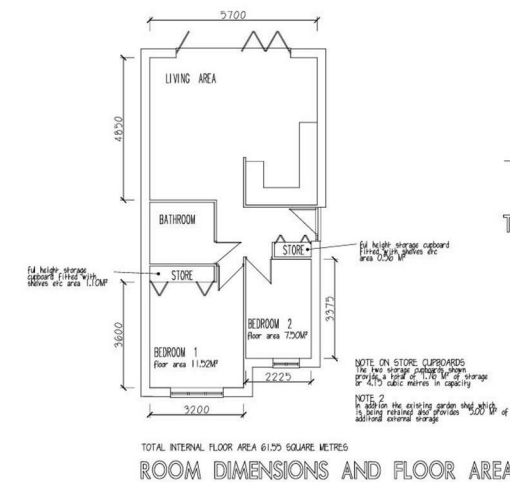
PROPOSED BUNGALOW ADJOINING 4 GRANGEWOOD CLOSE BRISTOL BS16 2QN PROPOSED FLOOR PLAN	Scale :	Calcutt Design Associates 32 Squires Lease, Thornbury South Gloucestershire, Bristol BS35 1TF Telephone : 01454 418532 email : chris@calcutt.co.uk
	Date :	
	Drawn by : CDC	Drawing Number :

SCALE 1 : 50 @ A3

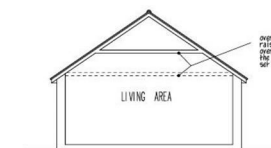
SCALE 1 : 50 @ A3



FLOOR PLAN



ROOM DIMENSIONS AND FLOOR AREAS



TYPICAL SECTION

THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS :

- DRAWING NO. 10 - PROPOSED BUNGALOW BLOCK AND LOCATION PLAN
- DRAWING NO. 11 - PROPOSED BUNGALOW EXISTING SITE LAYOUT PLAN
- DRAWING NO. 12 - PROPOSED BUNGALOW EXISTING ELEVATION
- DRAWING NO. 13 - PROPOSED BUNGALOW EXISTING FLOOR PLAN
- DRAWING NO. 14 - PROPOSED BUNGALOW EXISTING SECTION ELEVATION
- DRAWING NO. 15 - PROPOSED BUNGALOW EXISTING ELEVATION
- DRAWING NO. 16 - PROPOSED BUNGALOW EXISTING ELEVATION
- DRAWING NO. 17 - PROPOSED BUNGALOW EXISTING ELEVATION
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- DRAWING NO. 98 - PROPOSED BUNGALOW EXISTING ELEVATION
- DRAWING NO. 99 - PROPOSED BUNGALOW EXISTING ELEVATION
- DRAWING NO. 100 - PROPOSED BUNGALOW EXISTING ELEVATION

1 : 100 @ A3

PROPOSED BUNGALOW ADJOINING 4 GRANGEWOOD CLOSE BRISTOL BS16 2QN PROPOSED FLOOR PLAN	Scale :	1:100	Calcutt Design Associates 32 Squires Lease, Thornbury South Gloucestershire, Bristol BS35 1TF Telephone : 01454 418532 email : chris@calcutt.co.uk
	Date :	June 2023	
	Drawn by : CDC	Drawing Number :	95.592-10

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.

Viewings

Please contact downend@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



10 Badminton Road, Downend, BS16 6BQ
Tel: 0117 956 1234 Email: downend@hunters.com <https://www.hunters.com>

