



PROPOSED FRONT (SOUTH WESTERN) ELEVATION



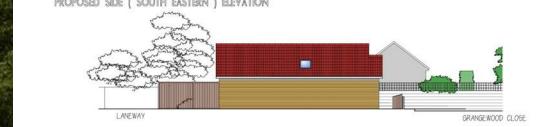
PROPOSED REAR (NORTH EASTERN) ELEVATION



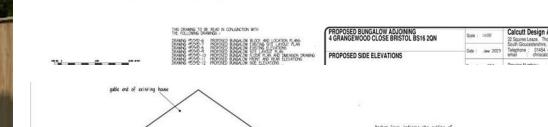
PROPOSED FRONT AND REAR ELEVATIONS



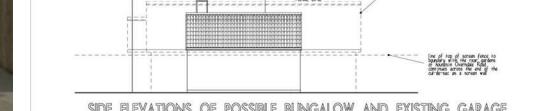
PROPOSED SIDE (SOUTH EASTERN) ELEVATION



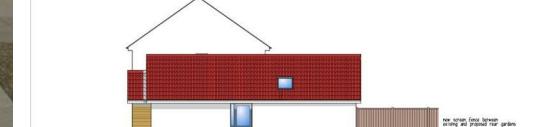
PROPOSED SIDE (NORTH WESTERN) ELEVATION



PROPOSED SIDE ELEVATIONS



SIDE ELEVATIONS OF POSSIBLE BUNGALOW AND EXISTING GARAGE



SIDE (SOUTH EASTERN) ELEVATION

SCALE 1:100 @ A4

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

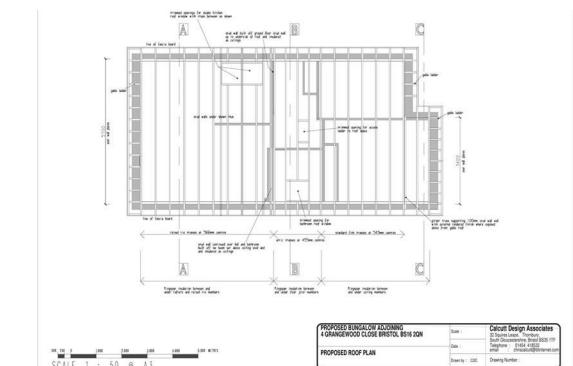
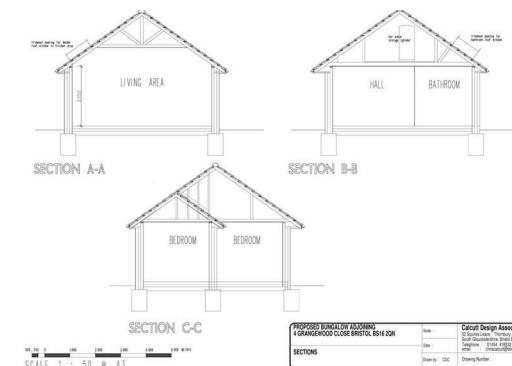
Offers In Excess Of £100,000

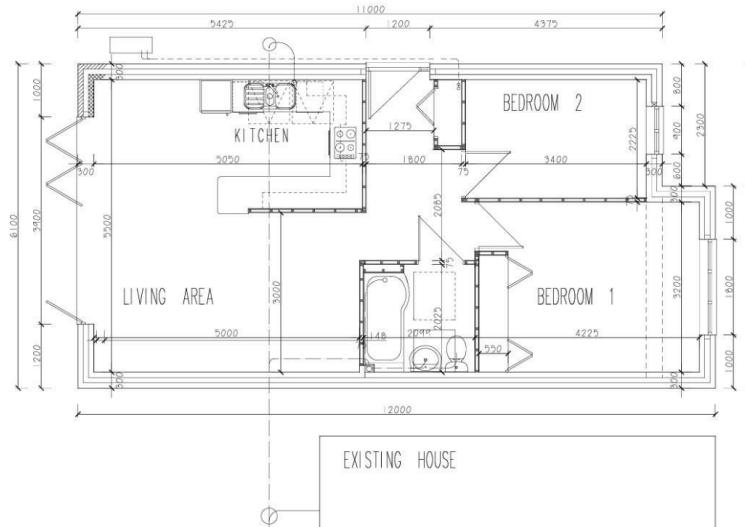
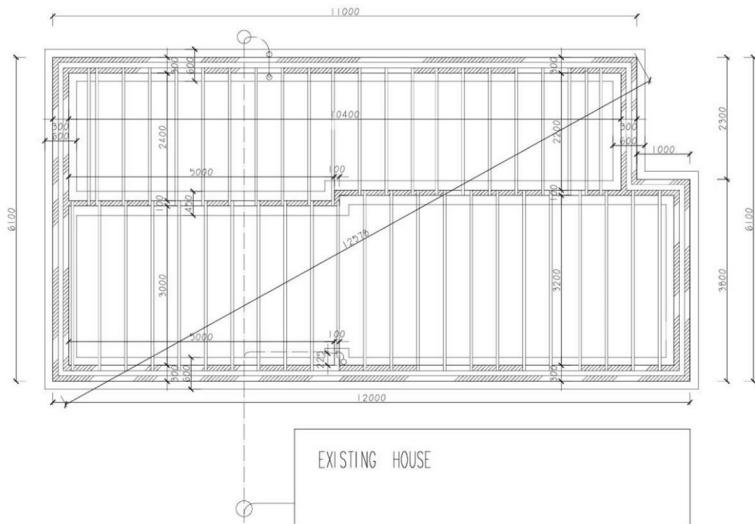
HUNTERS®
HERE TO GET *you* THERE

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.





500 250 0 1,000 2,000 3,000 4,000 5,000 METRE
SCALE 1 : 50 @ A3

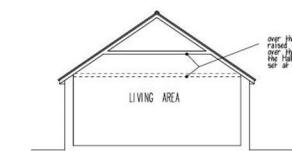
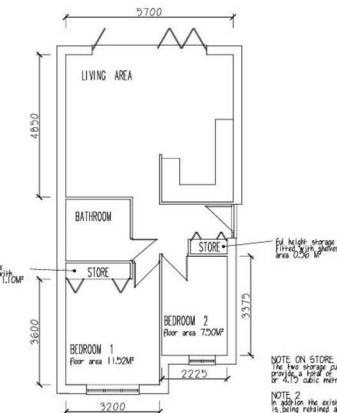
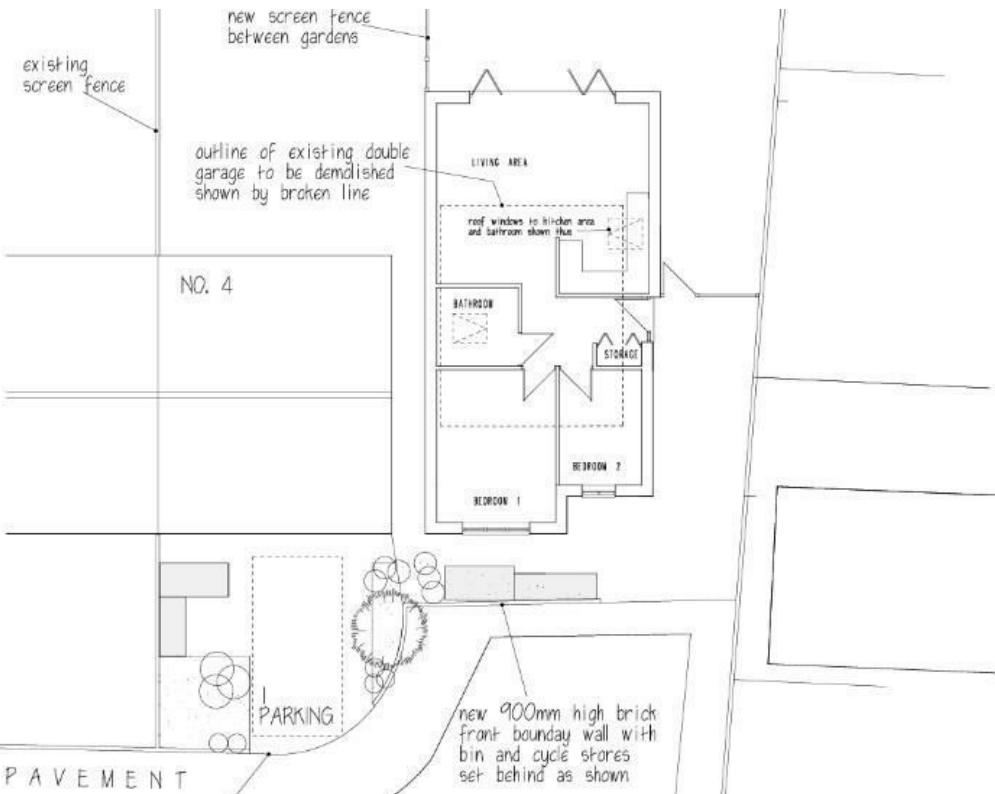
PROPOSED BUNGALOW ADJOINING
4 GRANGEWOOD CLOSE BRISTOL BS16 2QN

Scale : **Calcutt Design Associate**
32 Squires Leaze, Thornbury,
South Gloucestershire, Bristol BS35
Date : Telephone : 01454 418532
email : chriscalcutt@btinternet.com
Drawn by : **CCD** Drawing Number :

500 250 0 1,000 2,000 3,000 4,000 5,000
SCALE 1 : 50 @ A3

**PROPOSED BUNGALOW ADJOINING
4 GRANGEWOOD CLOSE BRISTOL BS16 2C**

Calcutt Design Associates
32 Squires Leaze, Thornbury,
South Gloucestershire, Bristol BS35 1TF
Telephone : 01454 418532
email : chriscalcutt@btconnect.com



FLOOR PLAN

ROOM DIMENSIONS AND FLOOR AREAS

THIS DRAWING TO BE READ IN CONJUNCTION

THE FOLLOWING DRAWINGS :

DRAWING 95-092-6	PROPOSED BUNGALOW BLOCK AND LOCATION PLANS
DRAWING 95-092-7	PROPOSED BUNGALOW EXISTING SITE LAYOUT PLAN
DRAWING 95-092-8	PROPOSED BUNGALOW EXISTING ELEVATIONS
DRAWING 95-092-9	PROPOSED BUNGALOW SITE LAYOUT PLAN
DRAWING 95-092-10	PROPOSED BUNGALOW FLOOR PLAN AND DIMENSION DRAWINGS
DRAWING 95-092-11	PROPOSED BUNGALOW EXISTING SITE AND REAR ELEVATIONS
DRAWING 95-092-12	PROPOSED BUNGALOW ELEVATION
DRAWING 95-092-13	WASTE BIN AND LOO F. STOREY PLAN

PROPOSED BUNGALOW ADJOINING

4 GRA

Calcutt Design Associate

32 Squires Leaze, Thornbury,
Bristol BS10 8EP, UK

South Gloucestershire, Bristol BS35 1
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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.

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.

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.



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