



HUNTERS®
HERE TO GET *you* THERE

66 Downend Road, Kingswood, Bristol, BS15 1SP

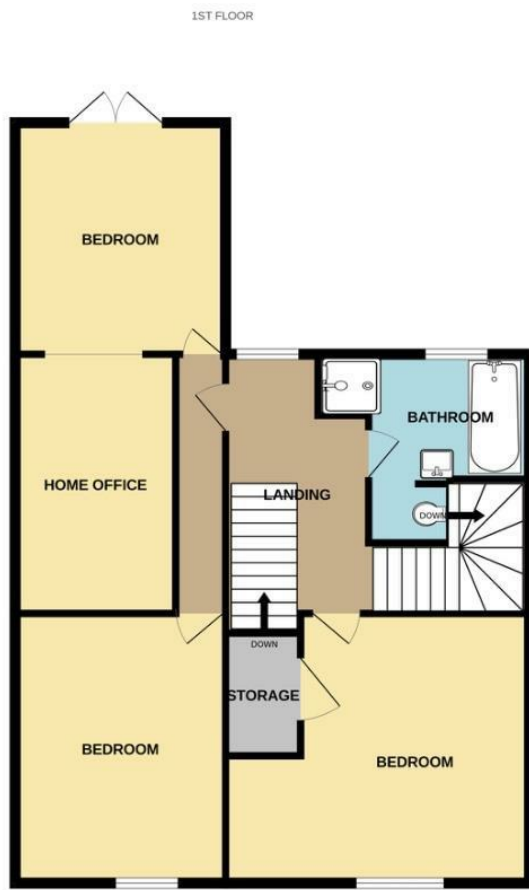
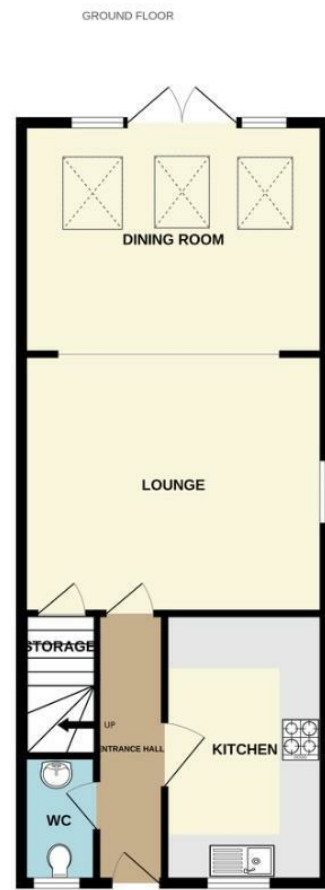
66 Downend Road, Kingswood, Bristol, BS15 1SP

£375,000

****Fancy Finishing this project?!**** What a wonderful opportunity to make this detached home perfect again. With a large gated paved driveway - Chain free and requiring some finishing touches so you can put your own stamp on it. Boasting three floors of space starting with the kitchen and cloakroom leading to open plan lounge diner with French doors out to the garden with three Velux skylights bringing lots of light in. The first floor provides three double bedrooms, home office area and a four piece family bathroom. The second floor has a large double bedroom and en-suite. The wrap around garden allows ample space for storage along with the sunny lawned rear garden. All this could easily be improved and finished off to add value. Situated only minutes away from Kingswood High Street and Bristol to Bath Ring Road access. Please make contact to have a look around.

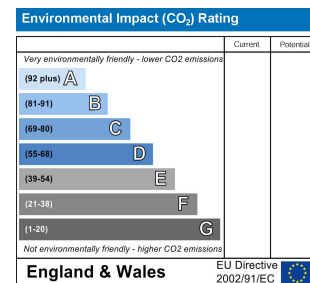
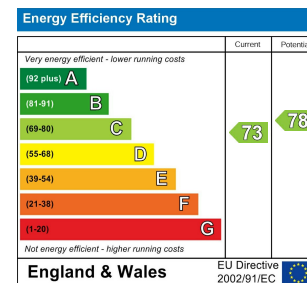
- Detached Home
- Gated Paved Driveway
- Three Floors
- Four Double Bedrooms & Home Office
- Open Plan Lounge Diner
- Bathroom, En-Suite & Cloakroom
- Tons of Potential
- Finish to Add Value
- Ideal Location for Kingswood Shops & Ring Road
- CHAIN FREE

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4 BED DETACHED

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Front Door

Double gates opening onto driveway that leads to uPVC door opening into..

Entrance Hall

Radiator, stairs to first floor and doors to..

Kitchen

10'2" x 6'10"

Fitted wall and base units with work surface over, tiled splash backs, sink and drainer, integrated fridge freezer, fitted oven and induction hob with extractor fan over, space for washing machine and dishwasher, wall mounted combination boiler for heating, double glazed window to front

WC

5'2" x 2'4"

WC, wash hand basin, radiator

Lounge

13'5" x 8'10"

Double glazed window to side, under stairs storage cupboard, radiator, opening into..

Dining Room

14'5" x 11'1"

Versatile sunny reception room for sitting or dining. Double glazed French doors into garden, three Velux skylights

Stairs

Leading to first floor landing with double glazed window to rear, stairs to second floor and doors to..

Bathroom

7'6" x 6'10"

Four piece white suite comprising shower cubicle, jacuzzi bath, wc, wash hand basin with vanity unit beneath, towel radiator, obscure glazed window to rear

Bedroom

18'4" x 10'2"

Double glazed french doors out onto raised decking, opening in handy home office area

Bedroom

13'5" x 8'6"

Double glazed window to front, radiator, storage cupboard over stairs

Bedroom

10'2" x 9'6"

Double glazed window to front, radiator

Stairs

Curving to second floor loft room with Velux skylight over stairs, door into...

Loft Master Bedroom

14'1" x 13'9"

Built in storage to the eaves, radiator, double glazed window to rear, Velux to front, built in shelf, door into..

En-Suite

Two Velux windows to side, wash hand basin, wc, shower cubicle, towel radiator, storage to eaves

Garden

Paved area to both sides of the house, steps up to lawn, raised flower bed, enclosed by fencing, storage to side, and access to..

Parking

Paved gated driveway providing off street parking for 2-3 cars

NB:

The vendor of this property is a relative of a member of staff employed by the agency.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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. 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.





