HUNTERS®

HERE TO GET *you* THERE



# Shrubbery Road

Downend, Bristol, BS16 5TA

£325,000

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Council Tax: C





# 43 Shrubbery Road

Downend, Bristol, BS16 5TA

## £325,000





### DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this middle terrace property which is conveniently located for the amenities of both Downend and Staple Hill.
The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices. The property is also within walking distance of popular schools and excellent transport links into the city centre.
The accommodation comprises to the ground floor; entrance hall, study, lounge/diner, kitchen and shower room. To the first floor there are three double bedrooms and a bathroom with an over bath shower system.
Externally to the rear of the property is a level garden which is mainly laid to paved patio and lawn.
Additional benefits include; gas central heating, uPVC double glazed windows.
An internal viewing appointment is highly recommended.

### ENTRANCE

Via a wooden door with a security spy hole, leading into an entrance hall.

### ENTRANCE HALL

Dado rail, high level cupboard housing electric meter and consumer unit, radiator, spindled staircase leading to first floor accommodation and doors leading into study, shower room and lounge/diner.

### STUDY

12'4" x 7'8" (3.76m x 2.34m)
uPVC double glazed window to front, radiator.

### SHOWER ROOM

6'8" x 5'7" (2.03m x 1.70m)
Ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin and a large shower cubicle with a chrome shower system, tiled splash backs, light activated extractor fan, chrome heated towel rail.

### LOUNGE/DINER

14'6" x 11'9" (4.42m x 3.58m)
Dado rail, under stairs storage cupboard, laminate floor, door leading into kitchen and uPVC double glazed door leading into rear garden.

### KITCHEN

10'3" x 6'8" (3.12m x 2.03m)
uPVC double glazed window to side, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted white high gloss wall and base units incorporating an integral stainless steel electric oven with four ring gas hob with a stainless steel cooker hood over, roll edged worksurface, space for a tall fridge freezer, plumbing for washing machine, Worcester boiler supplying gas central heating and domestic hot water.

### FIRST FLOOR ACCOMMODATION

### LANDING

Storage alcove and doors leading into all first floor rooms.

### BEDROOM ONE

11'9" x 9'1" (3.58m x 2.77m)
uPVC double glazed window to front, coved ceiling, over stairs area with shelving and hanging rail, radiator.

## BEDROOM TWO
11'9" x 9'1" (3.58m x 2.77m)
uPVC double glazed window to rear, loft access, radiator.

## BEDROOM THREE
10'4" x 6'8" (3.15m x 2.03m)
uPVC double glazed window to rear, radiator.

## BATHROOM
7'9" x 5'4" (2.36m x 1.63m)
Velux window, white suite comprising; W.C. wash hand basin with chrome mixer tap and bath with Triton over bath shower with side splash screen, tiled walls, radiator.

## OUTSIDE

## FRONT
Paved area with low level boundary wall and paved path leading to main entrance.

## REAR GARDEN
Paved patio leading to an area which is mainly laid to lawn with a second paved patio located to the rear, water tap, boundary wall.









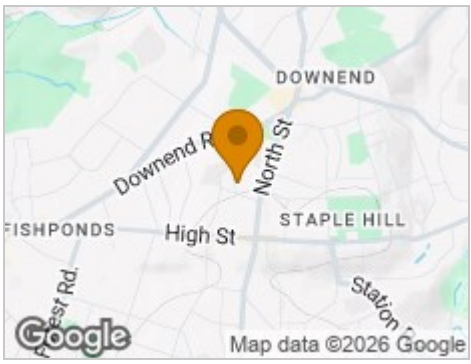
## Road Map



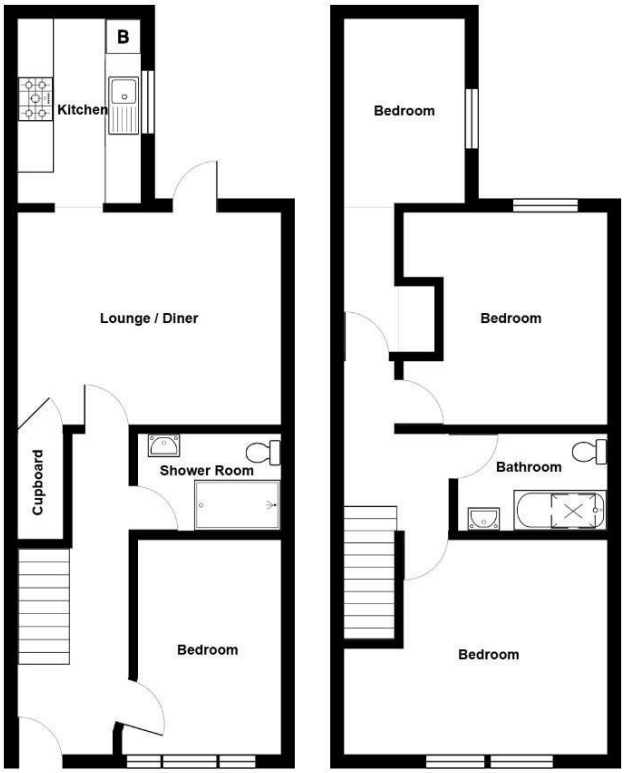

## Hybrid Map




## Terrain Map



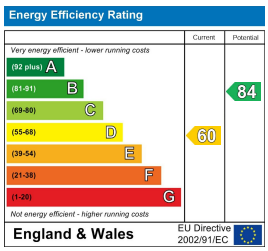

## Floor Plan

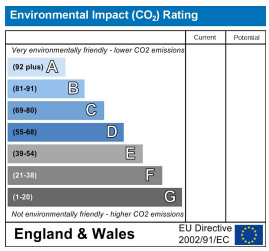



## Viewing

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.

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