



54 Badminton Rd , Bristol, South Gloucestershire, BS16 6BS

Period semi-detached cottage | Central location a short walk to High Street & shops | 18ft lounge/diner with oak floor & wood burner | Stylish shaker style kitchen with wood work tops

One bedroom | Modern first floor bathroom with over bath shower | Pretty courtyard rear garden with natural stone walls | Double glazing & gas central heating

Asking Price: £200,000

HUNTERS[®]
HERE TO GET *you* THERE

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Hunters are delighted to offer for sale this attractive stone period semi-detached cottage which is centrally located close to parks, bus stops and a short walk to Downend High street with it's array of shops, cafes and restaurants. The property has been much improved by it's current owners whilst retaining many original style features and would make a fantastic first home or someone looking to downsize. Offering a huge amount of character and charm the accommodation comprises to the ground floor: 18ft lounge/diner with solid oak floor and Inglenook open fireplace housing a wood burner, shaker style kitchen with stylish cream units and solid wood work tops. To the first floor can be found a double bedroom and good size bathroom with over bath shower system. Further benefits include: double glazing, gas central heating, well tended front garden and a lovely courtyard style rear garden with natural stone boundary walls. An internal viewing comes highly recommended to fully appreciate all this rare fantastic home has to offer

ENTRANCE

Via a hardwood opaque glazed door leading to:

LOUNGE/DINER

5.69m (18' 8") x 3.12m (10' 3")

UPVC double glazed window to front, 2 double radiators, 2 wall lights, feature Inglenook stone fireplace housing a cast iron wood burner, solid oak floor, shelving to recess, oak beam, TV point, latch door with access to under stair storage cupboard, turning staircase rising to first floor, opening to:



KITCHEN

2.97m (9' 9") x 2.54m (8' 4")

UPVC double glazed window to rear, Velux window to rear roof void, shaker style kitchen with cream wall & base units and matching drawers, built in plate rack, solid oak work tops incorporating a Belfast sink with mixer tap, tiled splash backs, space for cooker, integrated fridge with freezer compartment, UPVC double glazed door leading out to rear garden.



FIRST FLOOR ACCOMMODATION:

BEDROOM

3.12m (10' 3") x 2.95m (9' 8")

Loft hatch, fitted double wardrobe, door leading to:



BATHROOM

2.67m (8' 9") x 2.03m (6' 8")

Opaque UPVC double glazed window to rear, modern white suite comprising: panelled bath with mains controlled shower system over, close coupled W.C, vanity unit with wash hand basin inset, part tiled walls, double radiator, built in airing cupboard housing combination boiler supplying gas central heating and hot water, extractor fan.



OUTSIDE:

FRONT GARDEN

Laid to chippings, flagstone pathway to entrance, enclosed by boundary stone wall.

REAR GARDEN

Courtyard style garden, laid mainly to gravel, stone and wood box borders well stocked with plants & shrubs, flagstone stepping stone path, water tap, outside light, enclosed by boundary natural stone wall..



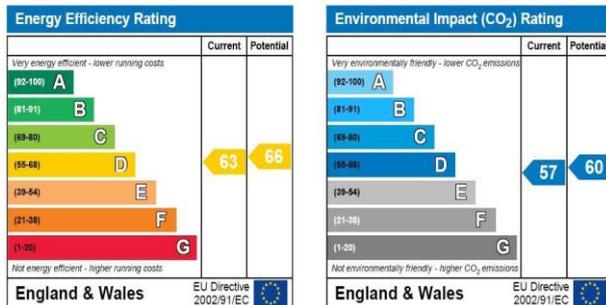
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DISCLAIMER

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.

ENERGY PERFORMANCE RATING



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

OPENING HOURS

Monday - Friday: 9am - 6pm

Saturday: 9am - 5pm

Sunday: Closed

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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