

HUNTERS[®]

HERE TO GET *you* THERE



Gloucester Road

Staple Hill, Bristol, BS16 4ST

£395,000



Council Tax:



145 Gloucester Road

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this extended double bay fronted end of terrace family home which is located conveniently for the amenities of Staple Hill. These amenities include; a wide variety of independent shops and supermarkets, restaurants, coffee shops, banks, doctors surgeries, library and dental practices.

The property is also situated close to the popular and much improved Page Park which provides a wide range of recreational facilities for people of all age groups and for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The accommodation is considered spacious throughout and in our opinion would ideally suit a growing family. The accommodation in brief comprises to the ground floor; entrance hall, a lounge with an electric flame effect fire and a kitchen/diner with patio doors leading into the rear garden. To the first floor there is a bathroom with an over bath shower, three double bedrooms and one good sized single bedroom.

Additional benefits include an integral single sized garage, a driveway to the front of the property providing off street parking, gas central heating which is provided by a Vaillant boiler, uPVC double glazed windows and a rear garden which is mainly laid to lawn and paved patio.

An internal inspection is recommended.

ENTRANCE

Via an opaque double glazed door leading into entrance hall.

ENTRANCE HALL

Coved ceiling, under stairs storage cupboards, radiator, wood effect flooring, spindled staircase leading to first floor accommodation and doors leading into all ground floor rooms.

LOUNGE

14'7" (into bay) x 13'4" (4.45m (into bay) x 4.06m) uPVC double glazed bay window to front, coved ceiling, electric flame effect fire, TV aerial point, wood effect flooring.

KITCHEN/DINER

19'1" narrowing to 6'8" x 14'6" narrowing to 8'1" (5.82m narrowing to 2.03m x 4.42m narrowing to 2.)

Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, granite work surface with up stand with a stainless steel one and a half bowl sink drainer with chrome mixer tap inset, fitted wall and base units, electric cooker point, space for an under the counter fridge, plumbing for washing machine, plumbing for dishwasher, tiled splash backs, half opaque double glazed door to side and double glazed sliding patio doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, coved ceiling, spindled balustrade, doors leading into all first floor rooms.

BEDROOM ONE

17'9" x 9'7" (5.41m x 2.92m)

Dual aspect uPVC double glazed windows, coved ceiling, radiator.

BEDROOM TWO

13'4" (into bay) x 9'2" (4.06m (into bay) x 2.79m)
uPVC double glazed bay window to front, coved ceiling, dado rail, built in wardrobes, radiator.

BEDROOM THREE

10'4" x 10'0" (3.15m x 3.05m)
uPVC double glazed window to rear, built in wardrobes, coved ceiling, Vaillant boiler supplying gas central heating and domestic hot water,

BEDROOM FOUR

7'7" x 7'5" (2.31m x 2.26m)
uPVC double glazed window to front, coved ceiling radiator.

BATHROOM

6'4" x 5'5" (1.93m x 1.65m)
Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with double fronted cupboard below and panelled bath with a chrome over bath shower system, mostly tiled walls, radiator.

OUTSIDE

FRONT GARDEN

Small area of lawn with herbaceous borders, path leading to main entrance.

OFF STREET PARKING

An area laid to block paving providing off street parking.

REAR GARDEN

Mainly laid to paved patio and lawn with herbaceous borders, water tap, side gate providing pedestrian access, garden surrounded by boundary wall and wooden fencing, door leading into garage.

GARAGE

17'4" x 9'8" (5.28m x 2.95m)
Metal up and over door, power and light, window to rear.



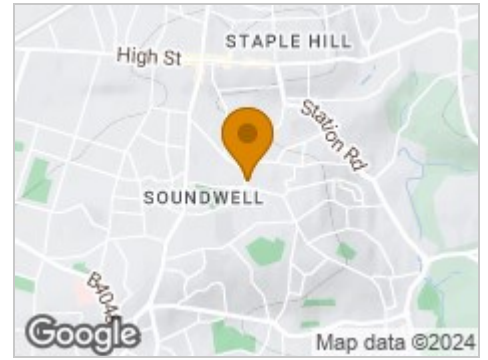
Road Map



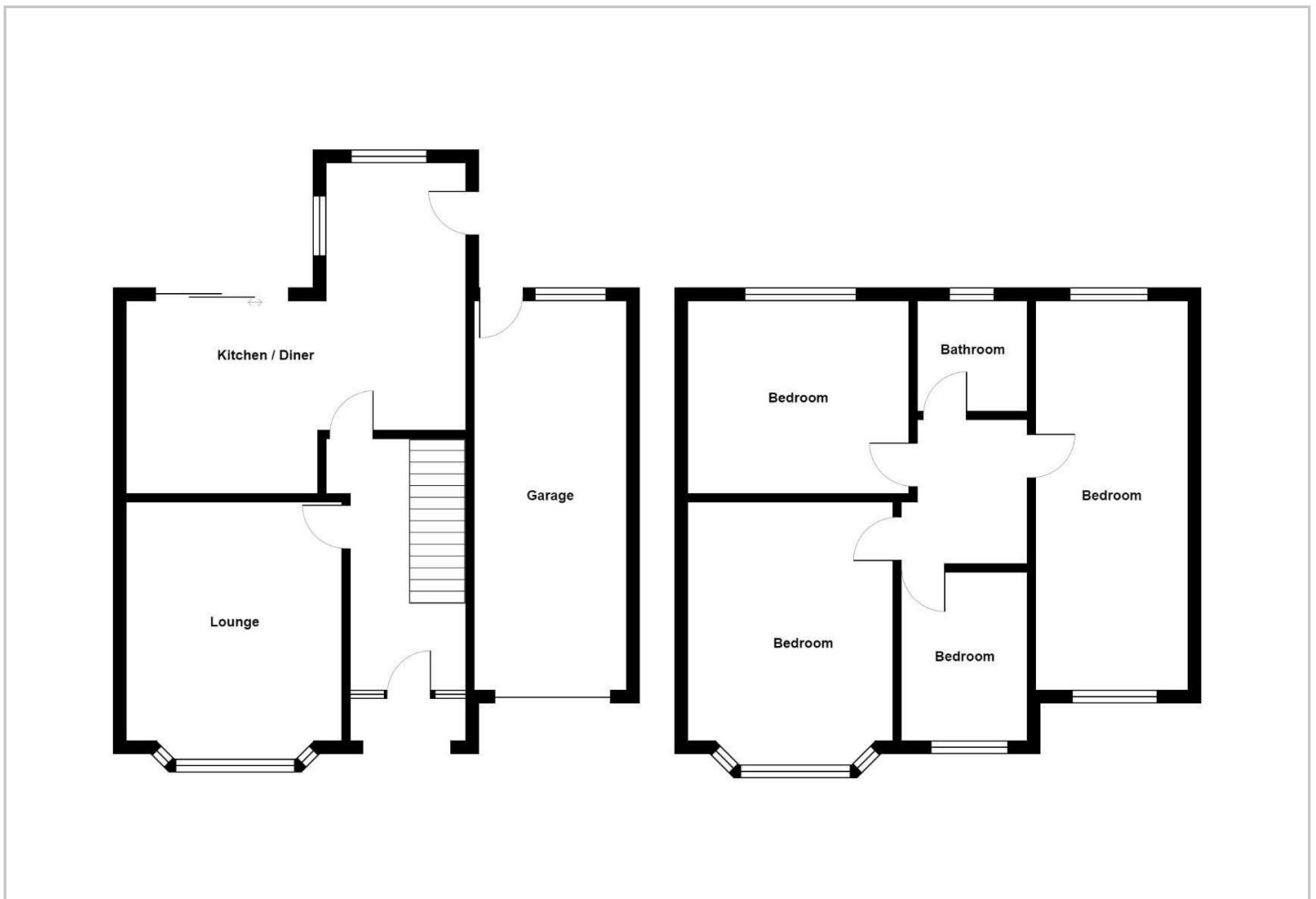
Hybrid Map



Terrain Map



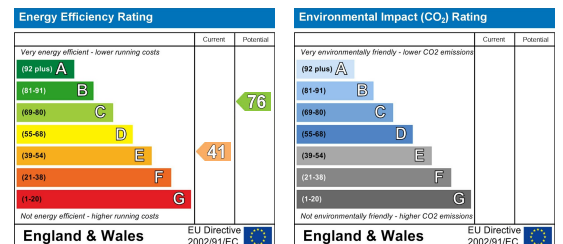
Floor Plan



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.