

HUNTERS[®]

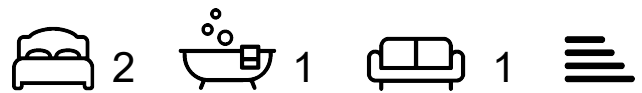
HERE TO GET *you* THERE



Pendennis Road

Staple Hill, Bristol, BS16 5JB

£325,000



Council Tax: B



25 Pendennis Road

Staple Hill, Bristol, BS16 5JB

£325,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this attractive double bay fronted Victorian terrace located within the popular Pendennis Road, which is conveniently located, a short walk to both Staple Hill and Downend High streets, with their array of shops, restaurants and coffee shops.

The property offers spacious living accommodation which is beautifully presented throughout, comprising in brief, to the ground floor: entrance hallway, lounge, kitchen/diner and conservatory/utility. To the first floor can be found 2 double size bedrooms and a large modern bathroom.

The property further benefits from having: double glazing, gas central heating and a good size well tended garden which is laid to lawn and decking with a large shed. An internal viewing comes highly recommended to fully appreciate all this lovely home has to offer.

ENTRANCE HALLWAY

Entry via an opaque double glazed door with transom, oak effect laminate floor, radiator, under stair recess and cupboard, stairs rising to first floor, doors leading to lounge and dining room.

LOUNGE

13'9" (into bay) x 10'8" (4.19m (into bay) x 3.25m)
UPVC double glazed bay window to front, coved/cornice ceiling, ceiling rose, oak effect laminate floor, single and double radiators. built in cupboards to alcoves with matching shelving, marble effect feature fireplace with gas coal flame effect fire inset, wood mantle surround.

KITCHEN/DINER

15'9" x 14'2" (4.80m x 4.32m)

UPVC double glazed window to rear, range of fitted wall and base units, oak effect laminate work top incorporating a ceramic 1 1/2 sink bowl unit with mixer tap, built in stainless steel electric oven and gas hob, extractor fan hood, tiled splash backs, integrated fridge freezer and dishwasher, oak effect laminate floor, radiator, UPVC double glazed French doors leading through to conservatory.

CONSERVATORY

18'1" x 7'2" (5.51m x 2.18m)

UPVC double glazed windows to rear, double polycarbonate roof, tiled floor, utility section comprising of base unit with oak effect work top, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

LED downlighters, doors to bedrooms and bathroom.

BEDROOM ONE

14'0" (into bay) x 13'4" (4.27m (into bay) x 4.06m)

UPVC double glazed bay window to front, additional UPVC double glazed window to front, radiator.

BEDROOM TWO

14'3" x 9'7" (4.34m x 2.92m)

UPVC double glazed window to rear, double radiator.

BATHROOM

11'1" x 5'11" (3.38m x 1.80m)

Opaque UPVC double glazed window to rear, modern white suite comprising: shower bath, glass shower screen, mains controlled shower with drench head, pedestal wash hand basin, close coupled W.C, heated towel rail. LED downlighters, part tiled walls, tiled floor, built in cupboard housing Vaillant combination boiler, loft hatch with pull down ladder (loft mainly boarded with light).

OUTSIDE:

REAR GARDEN

Raised decking with wood balustrade leading down to a well tended lawn, patio slabbed pathway, plant/shrub borders, water tap, rear pedestrian gated access, door to block built shed (11ft x 7ft), enclosed by boundary wall and fencing.

FRONT GARDEN

Laid to slate chippings, paved pathway to entrance, enclosed by boundary wall.



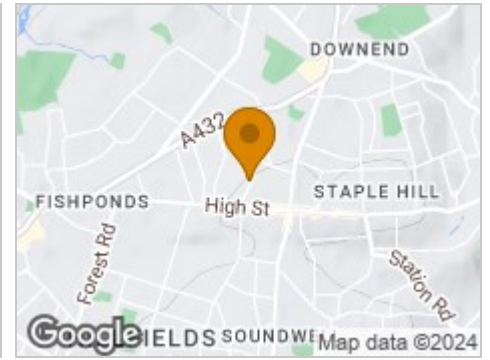
Road Map



Hybrid Map



Terrain Map



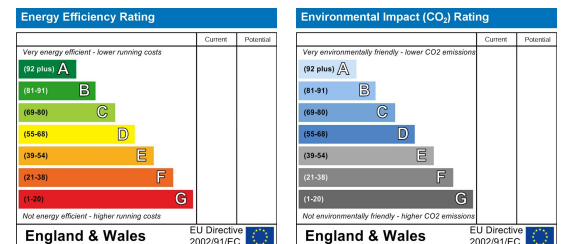
Floor Plan



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.