

HUNTERS[®]

HERE TO GET *you* THERE



Morley Road

Staple Hill, BS16 4QT

£350,000



Council Tax:



51c Morley Road

Staple Hill, BS16 4QT

£350,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this double bay fronted middle terrace family home which is conveniently located for the amenities of Staple Hill, for access onto the Bristol cycle path, for access onto the Avon ring road and for major commuting routes. The amenities of Staple Hill include a variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

The property is also positioned within easy walking distance for many schools and for the popular Page Park which provides excellent outdoor recreational space for people of all ages.

The accommodation comprises to the ground floor; entrance hall, a lounge, dining area and kitchen. To the first floor there are three bedrooms and a bathroom with an over bath shower system.

Externally to the front of the property is an area laid to block paving providing an off street parking space and to the rear of the property there is a garden laid to patio and lawn.

Additional benefits include; gas central heating and uPVC double glazed windows.

An internal inspection is highly recommended.

ENTRANCE

Via a part opaque glazed door leading into an entrance hall.

ENTRANCE HALL

Two opaque uPVC double glazed windows to front, ceiling with recessed LED spot lights, low level cupboards housing gas meter, electric meter and consumer unit, under stairs storage area, radiator, stairs leading to first floor accommodation and doors leading into dining area and kitchen.

LOUNGE

13'8" (into bay) x 11'9" (4.17m (into bay) x 3.58m)
uPVC double glazed bay window to front, fireplace housing a gas pebble and flame effect fire, TV aerial point, radiator, square opening leading into dining area.

DINING AREA

10'9" x 10'8" (3.28m x 3.25m)
uPVC double glazed window to rear, radiator, exposed floorboards.

KITCHEN

13'9" x 7'6" (4.19m x 2.29m)
uPVC double glazed window to rear, ceiling with recessed LED spot lights, one and a half bowl sink drainer with chrome mixer tap, range of fitted cream coloured wall and base units incorporating an integral dishwasher, roll edged worksurface and breakfast bar, space for a range style oven with cooker hood over, space for a tall fridge freezer, plumbing for washing machine, opaque uPVC double glazed door leading into the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, doors leading into all first floor rooms.

BEDROOM ONE

13'8" (into bay) 11'9" (4.17m (into bay) 3.58m)
uPVC double glazed bay window to front, period style radiator.

BEDROOM TWO

11'9" x 10'9" (3.58m x 3.28m)
uPVC double glazed window to rear, cupboard

housing a Worcester boiler supplying gas central heating and domestic hot water, period style radiator.

BEDROOM THREE

8'2" x 7'3" (2.49m x 2.21m)

uPVC double glazed window to front, built in double fronted cupboard with shelving space, period style radiator.

BATHROOM

6'6" x 5'4" (1.98m x 1.63m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with chrome mixer tap and P shaped panelled bath with a chrome over bath shower system and side splash screen, mostly tiled walls, tiled floor, heated towel rail.

OUTSIDE

FRONT

Block paved area providing off street parking, paved path leading to main entrance.

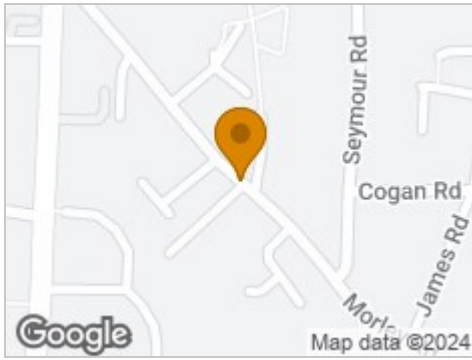
REAR GARDEN

Two brick paved patio's and an area laid mainly to lawn and loose chippings, established tree, water

tap, security lighting, garden surrounded by wooden fencing, the garden backs onto a rear pedestrian lane.



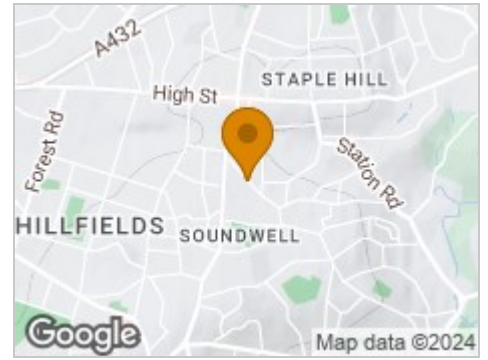
Road Map



Hybrid Map



Terrain Map



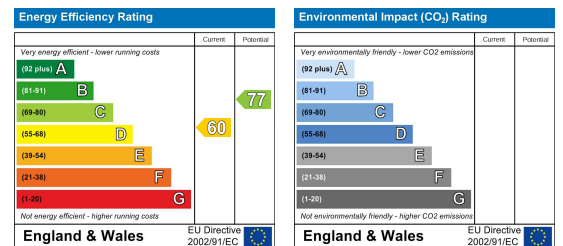
Floor Plan



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.