

HUNTERS[®]

HERE TO GET *you* THERE



High Street

Staple Hill, Bristol, BS16 5HB

£270,000



Council Tax:



21 High Street

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this deceptively spacious and versatile maisonette which is conveniently located for the amenities of both Staple Hill and Fishponds and for major commuting routes.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, banks, doctors surgeries and dental practices. Bus routes and the Bristol cycle path are only a stones throw away from this property which make it an ideal position for someone who works in the city centre.

In our opinion, this property would ideally suit a first time purchaser, or for those searching for an investment opportunity.

The light and airy and spacious accommodation is displayed over three levels. The ground floor level has a large entrance hall with a staircase leading to the first floor level where there is a large kitchen/diner with a feature fireplace to the front of the property, a double bedroom and a bathroom with an over bath shower situated overlooking the rear.

The kitchen/diner represents a super social area in the heart of the property. There is an extensive range of wall and base units which incorporate an integral oven, induction hob, washing machine and dishwasher and more than enough space to have a large dining table and occasional chairs.

To the top floor there are two additional double bedrooms with breath taking views over the city.

Externally to the rear of the property there is a low maintenance garden which is laid to loose shingle and with two off street parking spaces at the rear.

Additional benefits include; uPVC double glazed windows and gas central heating supplied by a Vaillant boiler.

Properties in this location, of this size and with this versatility are rarely available, so we would encourage an early internal viewing appointment to fully appreciate what this super property has to offer.

ENTRANCE

Via apart opaque glazed uPVC door, leading into an entrance hall.

ENTRANCE HALL

Door leading to stairs leading to first floor accommodation.

FIRST FLOOR ACCOMMODATION

LANDING

Spindled balustrade, built in storage cupboards, radiator, exposed floor boards, doors leading into all first floor rooms.

KITCHEN/DINER

17'3" x 12'8" (5.26m x 3.86m)

Two uPVC double glazed windows to front, coved ceiling, feature fireplace, single drainer sink unit with chrome mixer tap, professional hose and tiled splash backs, a range of navy blue coloured wall and base units with soft close doors and drawers and incorporating an integral dishwasher, washing machine, stainless steel electric oven and induction hob and stainless steel extractor fan. vertical radiator.

BEDROOM ONE

12'2" x 11'5" (3.71m x 3.48m)

uPVC double glazed window to rear, cupboard housing a Vaillant boiler supplying gas central heating and domestic hot water, vertical radiator.

BATHROOM

12'8" x 5'1" (3.86m x 1.55m)

Opaque uPVC double glazed window to rear, white suite comprising; panelled bath with a chrome over bath shower system with monsoon shower head and hand held attachment, W.C. and wash hand basin with chrome mixer tap and grey coloured high gloss double fronted cupboard below, radiator.

SECOND FLOOR ACCOMMODATION

LANDING

Doors leading into both bedrooms.

BEDROOM TWO

16'4" x 9'8" (4.98m x 2.95m)

Velux window to rear, under eave storage cupboard, radiator.

BEDROOM THREE

16'5" x 8'9" (5.00m x 2.67m)

Velux window to front, under eave storage cupboard, radiator.

OUTSIDE

GARDEN

A low maintenance rear garden laid mainly to loose shingle and patio, raised herbaceous borders, garden surrounded by a wall and wooden fencing, wooden gate providing rear pedestrian access.

OFF STREET PARKING

A hardstanding providing two off street parking spaces.



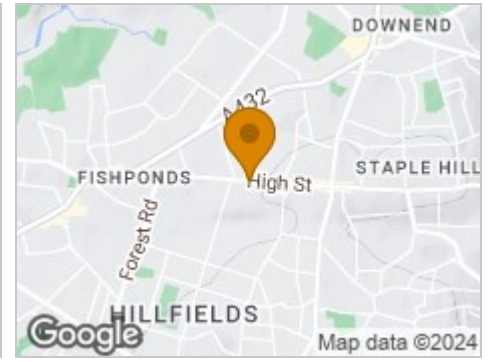
Road Map



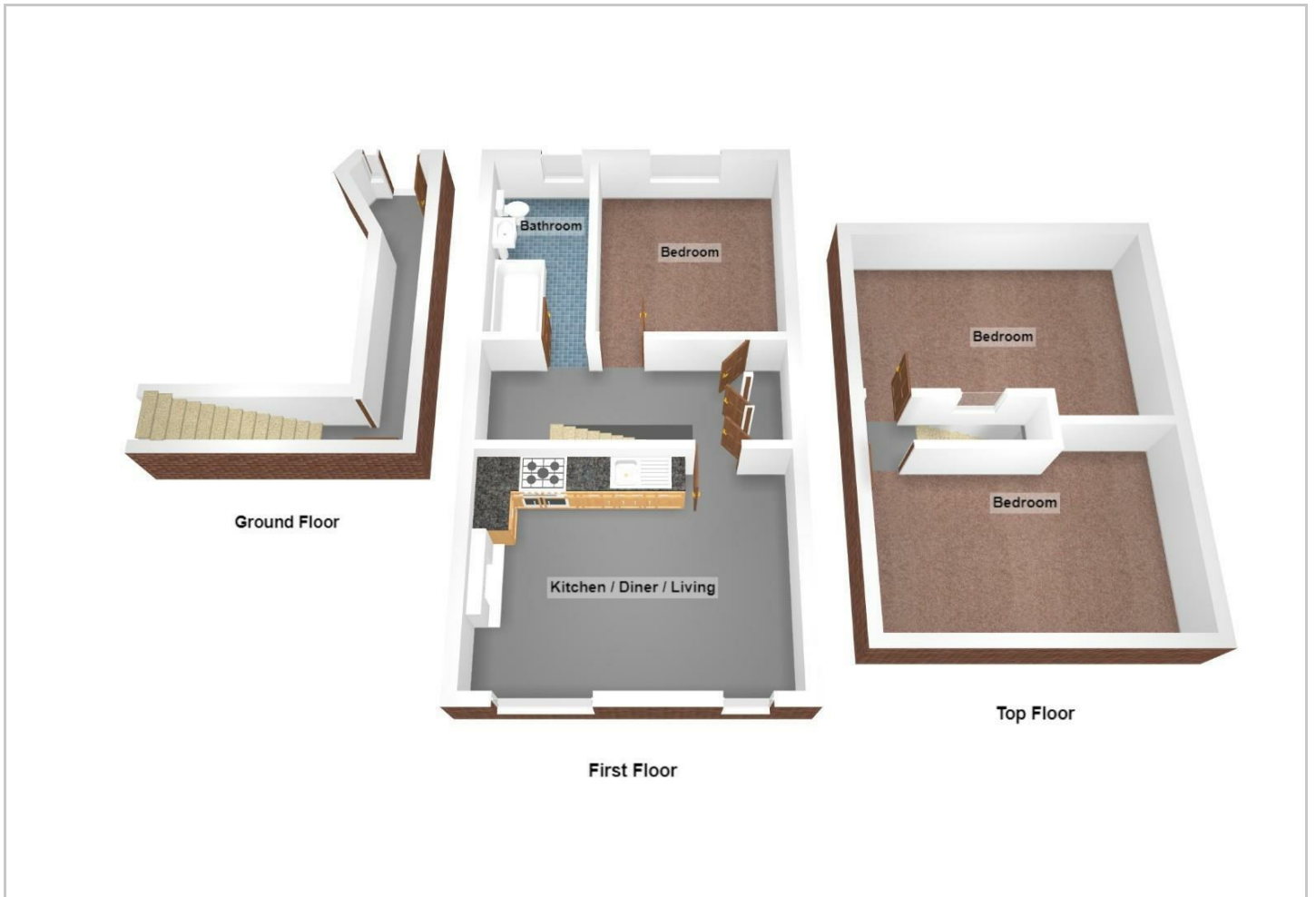
Hybrid Map



Terrain Map



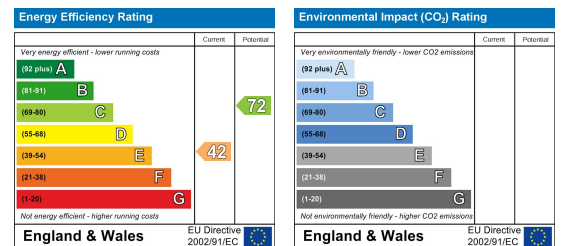
Floor Plan



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.