

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



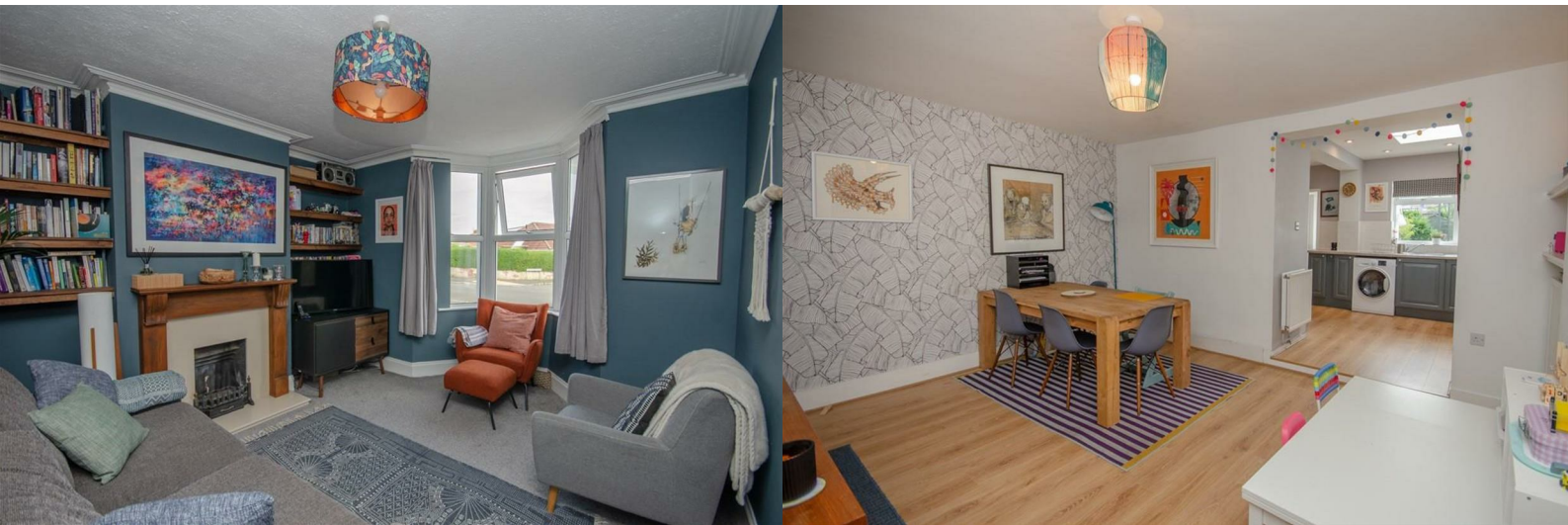
## North View

Staple Hill, Bristol, BS16 5RU

£375,000



Council Tax:



# 3 North View

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this charming and characterful 1860's built middle terrace property, which is located within easy walking distance for the amenities of both Downend and Staple Hill.

These amenities include a wide variety of independent shop and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices. The property is also conveniently positioned for many schools, for major commuting routes, for the Bristol cycle path and for the popular Page Park.

Page Park has recently undergone major improvements and provides excellent outdoor recreational space for people of all ages and interests.

The accommodation comprises to the ground floor: entrance hall, a bay fronted lounge, a dining area which flows into the kitchen and a bathroom.

The kitchen and dining area create an excellent social area in the very heart of the property for the family to enjoy. The kitchen is fitted with an extensive range of wall and base units which incorporate an integral stainless steel electric double oven and a four ring gas hob.

To the first floor there are two double bedrooms both with doors leading into a bathroom which is conveniently accessible from both bedrooms.

There is a staircase with feature recessed LED spotlighting leading to a loft room which has a Velux window to rear and useful under eave storage cupboards.

Externally to the rear of the property is a good sized secure rear garden which is mainly laid to paved patio and lawn and has a timber framed shed situated to the rear.

To the front of the property is an area which is laid to block paving and provides off street parking spaces

for two cars.

Additional benefits include a modern boiler supplying gas central heating and uPVC double glazed windows.

We would wholeheartedly recommend an internal viewing appointment to fully appreciate what this super property has to offer.

## ENTRANCE

Via a glazed panelled door, leading into an entrance hall.

## ENTRANCE HALL

Coved ceiling, high level cupboard housing consumer unit and electric meter, radiator, laminate flooring, stairs leading to first floor accommodation and doors leading into lounge and dining area.

## LOUNGE

13'5" (into bay) x 11'6" (4.09m (into bay) x 3.51m) uPVC double glazed bay window to front, coved ceiling, feature fireplace, TV aerial point, radiator.

## DINING AREA

15'0" x 12'1" (4.58 x 3.7)

Under stairs storage cupboard, laminate flooring, square opening leading into kitchen.

## KITCHEN

14'5" x 10'7" (4.39m x 3.23m)

uPVC double glazed window to rear and rooflight above, ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, extensive range of fitted wall and base units incorporating an integral stainless steel electric double oven and four ring gas hob with extractor fan over, plumbing for washing machine, plumbing for dishwasher, space for a tall fridge freezer, roll edged work surface, radiator, access into rear lobby.

## REAR LOBBY

Laminate floor, half double glazed door leading into rear garden and door leading into bathroom.

## BATHROOM

9'9" x 6'5" (2.97m x 1.96m)

Opaque uPVC double glazed window to rear, classic white suite comprising; W.C. wash hand basin and panelled corner bath, tiled splash backs, radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

Stairs with feature recessed LED spot lighting leading to loft room and doors leading into both bedrooms.

### BEDROOM ONE

15'1" (widest point) x 11'0" (4.60m (widest point) x 3.35m)

uPVC double glazed window to front, radiator, exposed floorboards, door leading into bathroom.

### BEDROOM TWO

12'1" x 10'0" (widest point) (3.68m x 3.05m (widest point))

uPVC double glazed window to rear, double fronted built in cupboard housing a boiler supplying gas central heating and domestic hot water, radiator, door leading into bathroom.

## BATHROOM

12'1" x 4'7" (3.68m x 1.40m)

Opaque uPVC double glazed window to rear, classic white suite comprising; W.C. wash hand basin and panelled bath with chrome mixer tap and over bath shower, tiled splash backs, chrome heated towel rail.

## SECOND FLOOR

### LOFT ROOM

15'0" x 14'0" (4.57m x 4.27m)

Velux window to rear, spindled balustrade, under eave storage cupboards.

## OUTSIDE

### FRONT

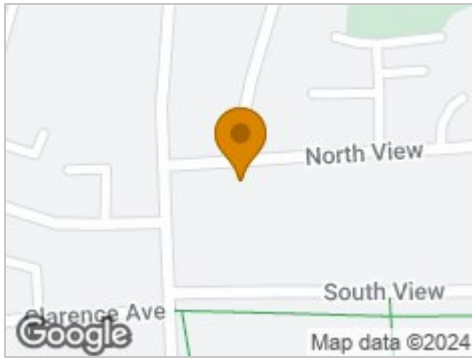
Block paved area providing two off street parking spaces.

### REAR GARDEN

Paved patio leading to an area laid mainly to lawn with established herbaceous borders displaying small shrubs and trees, water tap, timber framed garden shed, outside lighting, garden surrounded by wooden fencing.



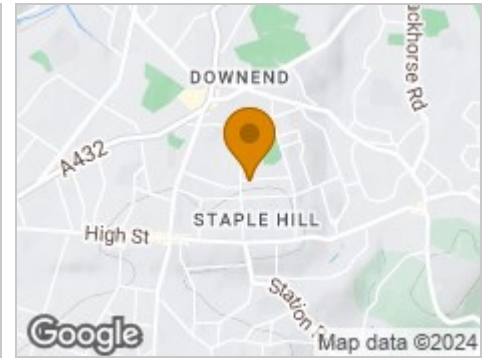
## Road Map



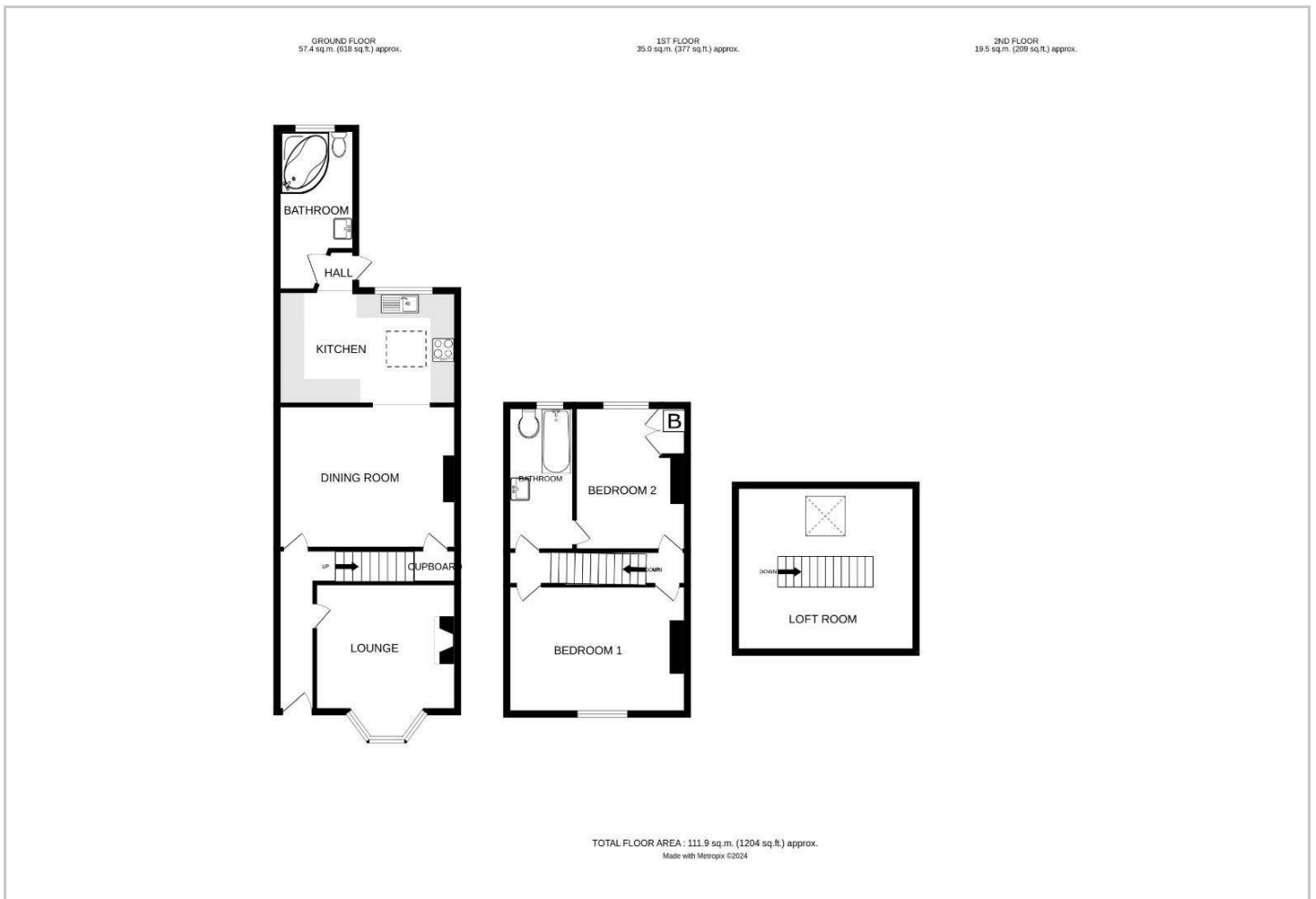
## Hybrid Map



## Terrain Map



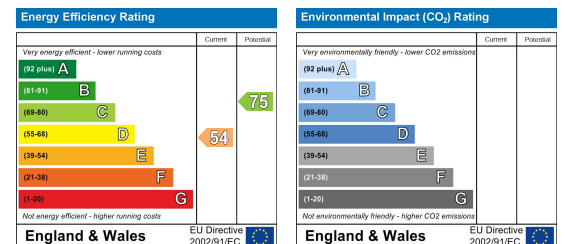
## Floor Plan



## 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.